

\$275,000 - 502 South Railway Street Se, Medicine Hat

MLS® #A2205833

\$275,000

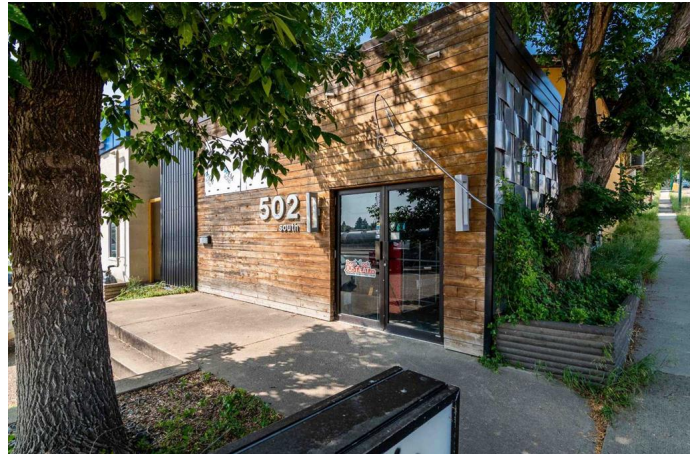
0 Bedroom, 0.00 Bathroom,
Commercial on 0.17 Acres

SE Hill, Medicine Hat, Alberta

A Fantastic Investment Opportunity Awaits!

Discover the potential of this free-standing downtown building, a property with a rich history as a restaurant and lounge. With its unique walk-out layout, this space offers incredible versatility, featuring two separate entrances for multi-use possibilities. Whether you're looking to invest in a property with endless potential or seeking a lease opportunity, this landmark is ready to inspire.

The building has been largely stripped down to its bare bones, providing a blank slate for your vision. Highlights include: Parking options: Dedicated parking lot in front, ample on-street parking, and several nearby lots. Washrooms on all levels, ensuring convenience for any use. Basement: Equipped with washrooms, storage, and a utility room. Main floor: Former kitchen space (equipment removed but utility infrastructure intact), perfect for a restaurant or lounge setup, and a cozy seating area. Upper level: Features an iconic dance floor/stage, additional washrooms, an open area, and a separate entrance. While some work is needed to restore this local gem to its former glory, the possibilities are truly endless. Whether you're dreaming of a trendy restaurant, a vibrant entertainment venue, or a multi-use commercial space, this property can make it happen. Also available for lease! Contact your REALTOR® today to schedule a tour of this exciting opportunity and bring



your vision to life.

Built in 1920

Essential Information

MLS® #	A2205833
Price	\$275,000
Bathrooms	0.00
Acres	0.17
Year Built	1920
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	502 South Railway Street Se
Subdivision	SE Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2V6

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt Shingle, Tar/Gravel
------	-----------------------------

Additional Information

Date Listed	March 25th, 2025
Days on Market	23
Zoning	MU-D

Listing Details

Listing Office	CIR REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.