

# \$2,290,000 - 552 18 Street Sw, Medicine Hat

MLS® #A2187243

**\$2,290,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

South West Industrial, Medicine Hat, Alberta

New pricing â€œ outstanding opportunity! The founders of Hellâ€™s Basement Brewery are ready to hand over the keys to this award-winning craft brewery, offering a rare full-package sale that includes the land, building, business, brewing equipment, taproom, and intellectual property. Located on 0.53 acres in Medicine Hatâ€™s easily accessible Southwest Light Industrial Area, the 13,796 Â± SF facility (plus 1,671 Â± SF mezzanine) houses a complete brewing operation, a bright and inviting 2,969 Â± SF licensed taproom, and leased office space providing steady supplemental income. Founded in 2016, Hellâ€™s Basement has built a bold, recognizable brand with distribution in more than 200 locations across Alberta. The hard work of branding, market penetration, and setup has already been doneâ€”this is a turnkey opportunity ready for new energy and vision. Ownership is prepared to move on and is open to working with buyers who recognize the value and potential in this offering. Whether you're looking to grow your brewing footprint or invest in a proven business, this is opportunity is for you! Note: The business assets (equipment, brand, and IP) are also available separately. The taproom and brewery production space may also be leased independently. Call today!

Built in 1978

## Essential Information



MLS® #	A2187243
Price	\$2,290,000
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	552 18 Street Sw
Subdivision	South West Industrial
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 8A7

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	212
Zoning	I-B

### **Listing Details**

Listing Office	AVISON YOUNG
----------------	--------------

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.