

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

MLS® #A2205833

**\$275,000**

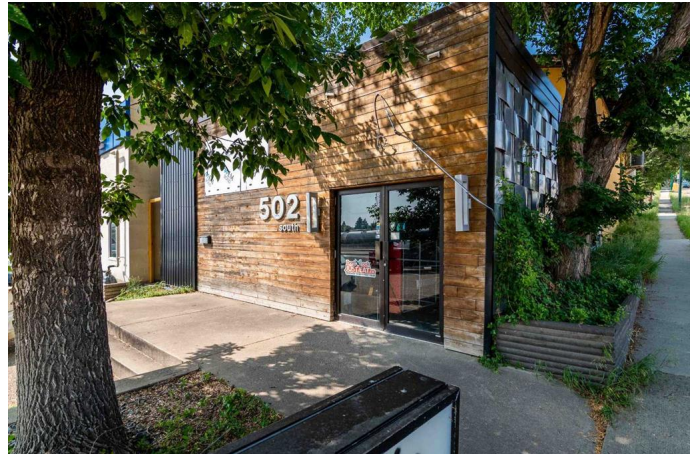
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

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 | 46               |
| Zoning         | MU-D             |

### Listing Details

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

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