

Industrial Shop & Showroom

Ideal for Automotive Uses

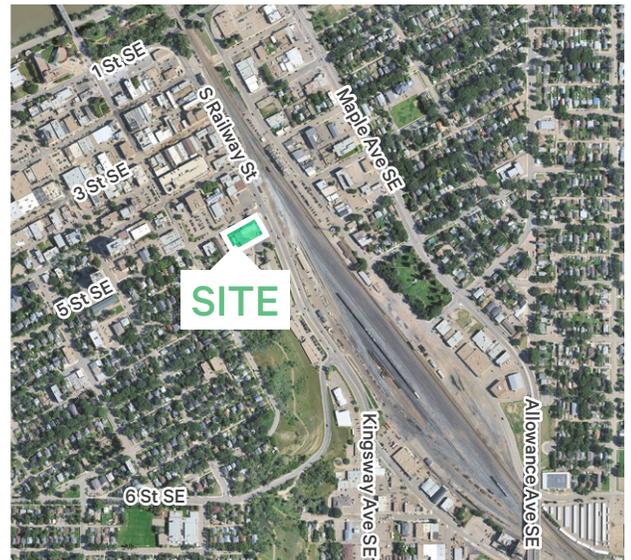
514 South Railway Street
Medicine Hat, AB
www.cbre.ca

9,351 SF on 0.64 Acres with Excellent Exposure



The Opportunity

Located on a prominent roadway in Medicine Hat, this unique property offers outstanding visibility and accessibility—perfect for automotive businesses seeking a strategic location. The layout features a welcoming reception and showroom area that flows into a spacious shop, office, and public washroom. The main shop area includes multiple bays, two dedicated storage rooms, a shop office, mechanical room, staff room, and an additional washroom—providing a functional and versatile space for a variety of automotive operations.



Legal Address	Plan 9012473; Block 35; Lot 2
Zoning	MU-D *Includes office, retail & consumer uses, motor vehicle stations, garages, & parking facilities
Year Built	1956
Site Size	0.64 Acres
Available Area	9,351 sq. ft.
Loading	(8) Grade
Construction	Concrete slab & metal cladding
Ceiling Height	30'
Taxes (2024)	\$17,214.88
Sale Price	\$1,000,000
Available	Negotiable

Contact Us

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**Lead Broker*

*(Sub) Tenant / Purchaser is responsible to confirm the electrical service to the premises / building and ensure it is sufficient for their intended use.

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