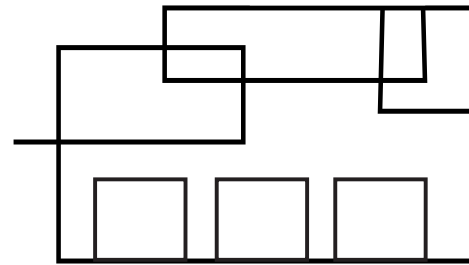


INVESTMENT OPPORTUNITY

MIXED-USE COMMERCIAL PROPERTY

638 - 14 STREET SW | MEDICINE HAT, ALBERTA



Property Features: ± 12,260 square foot entertainment/mixed-use building situated on 1.83 acre site with an additional ± 700 square foot building (former tourist information centre). Potential partnership opportunity for boutique long-term care redevelopment

Prime Location: Situated parallel to Trans Canada Highway 1 with excellent visibility and quick access to Highway 1 and Highway 3 (Crowsnest).

Commercial Zoning: Currently zoned Highway Commercial, offering flexible development potential and ideal for entertainment, hospitality, restaurant, hotel, long-term care, or retail uses.

Building Overview: As the former City of Medicine Hat museum currently operating as a concert and event venue, this purpose-built, solid construction property is fully up to code with all renovations permitted and designed to accommodate an additional storey.

Interior Features: Wheelchair accessible main floor. Elevator corridor roughed-in. Approved commercial kitchen with large walk-in cooler and extensive washroom facilities. Finished basement with additional rooms, kitchen & washrooms - many of these rooms are leased out on a month-to-month basis.

Site Improvements: Heated, insulated garage with 12' overhead door and loading dock. An entertainment patio was constructed in 2022 with 100-person capacity. Massive electrical capacity, boiler heating, the roof was replaced in 2019 - flat roof in good condition. Phase I Environmental report completed in 2006.

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HCR | HUGHES
COMMERCIAL
REALTY GROUP

hrcgroup.ca

FOR SALE | MEDICINE HAT MIXED-USE PROPERTY



700 SF BUILDING



700 SF BUILDING



ENTERTAINMENT VENUE

MUNICIPAL ADDRESS
638 - 14 Street SW
Medicine Hat, Alberta

LEGAL ADDRESS
Plan 0710970, Block 42, Lot 4

BUILDING SIZE
± 12,260 square feet plus
additional basement

LAND SIZE
± 1.83 acres

ZONING
Highway Commercial ⓘ

PARKING
115 stalls in two paved
parking lots (front and back)
plus ample street parking

\$ List Price **\$2,500,000**
Prop. Taxes **\$32,144.00**

Financials and building reports are available for serious enquiries only with a signed NDA

FOR SALE | MEDICINE HAT MIXED-USE PROPERTY



ENTRANCE



BASEMENT



ENTERTAINMENT VENUE



ELECTRICAL



MIXED-USE SPACE



HVAC

**BELOW GROUND TENANTS
ARE ON A MONTH-TO-MONTH
LEASE TERM**

FOR SALE | MEDICINE HAT MIXED-USE PROPERTY



DRIVE TIMES

Trans Canada Highway 1	1 Minute
Highway 3	1 Minute
Medicine Hat Airport	5 Minutes
SW Calgary	2.5 Hours

NEARBY AMENITIES

- | | |
|-------------------------|---------------------------|
| 1. Pal's Motel | 6. McDonalds / Subway |
| 2. A & W | 7. Regional Hospital |
| 3. Clarion Pointe Motel | 8. Panorama Bowling Alley |
| 4. Flamingo Hotel | 9. Kim Coulee Park |
| 5. Wyndham Hotel | 10. Medicine Hat College |

DEMOGRAPHICS



NEIGHBOURHOOD POPULATION (10 KM | 2023) 73,042



5-YEAR GROWTH FORECAST (10 KM | 2023-2028) 0.7%



AVERAGE HOUSEHOLD INCOME (10 KM | 2023) \$97,458



TRAFFIC COUNTS HWY 1 & 16 STREET SW (2024) 27,310

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HUGHES COMMERCIAL REALTY GROUP

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser.