

Building and Land For Sale

1108 + 1109 + 1144 – 7 Street SW
Medicine Hat, AB T1A 8N2

Asking Price:
\$1,620,000.00



Mixed Use Property for sale in Medicine Hat! Included in this listing is a 5,000 sq ft steel frame building on 2.6 acres of land (1108 - 7 Street SW), plus another 2.03 acres of land (1144 7 Street SW). The greenhouse will be removed. Note: The 1.73 acre piece of land across 7 Street SW is also available for sale, and could be purchased in combination with the parcels in this listing.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

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SALIENT FACTS:

1108 7 Street SW

- 5,000 sq.ft. space with retail/shop with o/h door, boiler room & upper mezzanine
- Built in 1992
- 2.6 acres
- Plan 7710675 Block 4 Lot 10
- 2024 taxes: \$19,649.00
- To be sold together with 1144 7th Street SW



1144 7 Street SW

- 2.03 acres
- Plan 7710675, Block 4, Lot 9
- 2024 taxes \$6,936.00



Asking Price for 1108 & 1144 7th Street SW - \$1,201,500.00 ↻

1109 7 Street SW

- 1.73 acres
- Plan 7710675 Block 3 Lot 2
- 2024 taxes: \$9,271.00
- Previously a greenhouse



Asking Price for 1109 7th Street SW \$418,500.00

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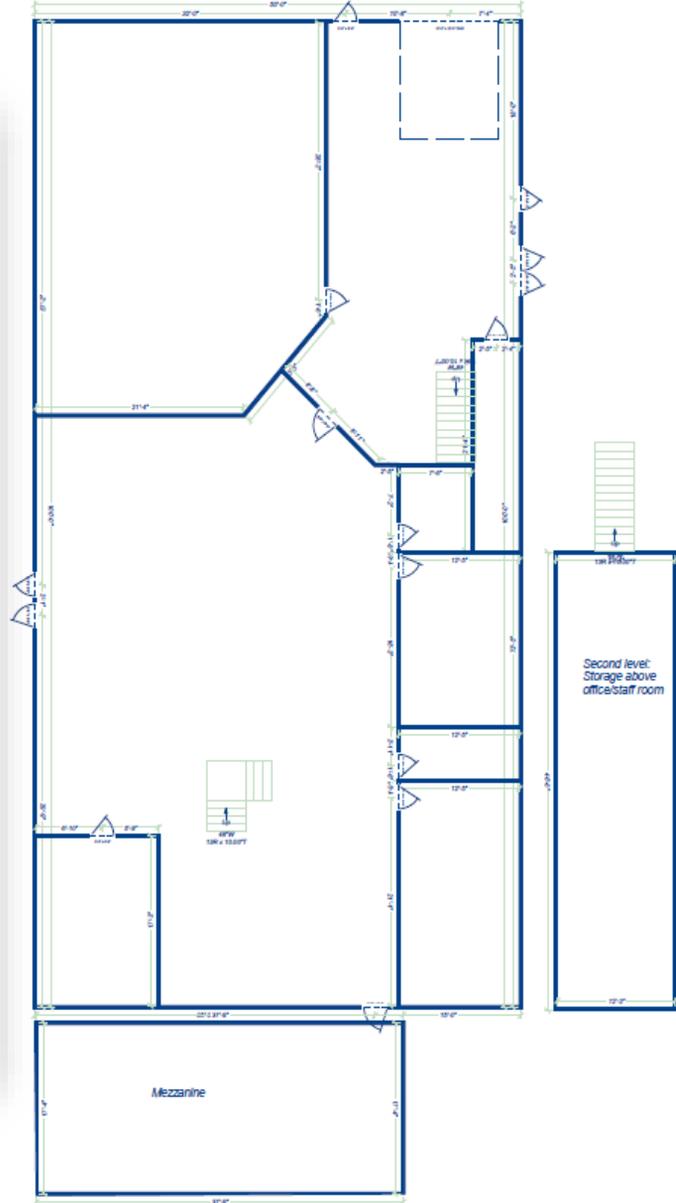
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ZONING - MIXED USE DISTRICT (MU)

7.1.2

PERMITTED USES ¹⁰⁵

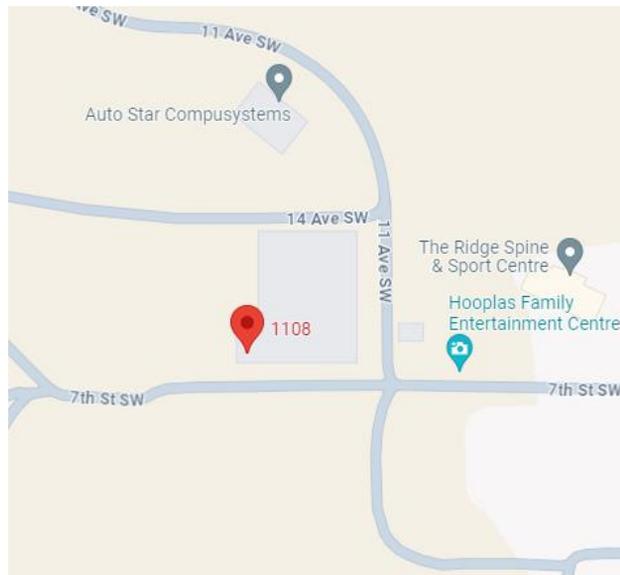
- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services
- (vii) Retail and Consumer Services
- (viii) Retail and Consumer Services
- (ix) Retail and Consumer Services
- (x) Retail and Consumer Services
- (xi) Retail and Consumer Services
- (xii) Retail and Consumer Services
- (xiii) Retail and Consumer Services
- (xiv) Hotels
- (xv) Motor Vehicle Gas Stations
- (xvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xvii) Multiple Unit Residential Development
- (xviii) Parking Facilities
- (xix) Places of Amusement
- (xx) Recreation Facilities
- (xxi) Secondary Suite
- (xxii) Single Detached House provided they legally existed on a Site as of

7.1.3

DISCRETIONARY USES ^{106 107}

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (vi) Backyard Suite
- (vii) Bars
- (viii) Business Support Services
- (ix) Clubs
- (x) Community Centres
- (xi) Community Food Service
- (xii) Community Shelter
- (xiii) Community Social Services
- (xiv) Cultural Facilities
- (xv) Day Care Facilities
- (xvi) Drive-Through Services
- (xvii) Duplex
- (xviii) Education Institutions
- (xix) Garages
- (xx) Garden Centres
- (xxi) Government Services
- (xxii) Home Business, Major
- (xxiii) Home Business, Minor

111 Amended by Bylaw 4273 – July 7, 2015
112 Amended by Bylaw 4352 – June 7, 2016



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