

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

MLS® #A2205833

**\$275,000**

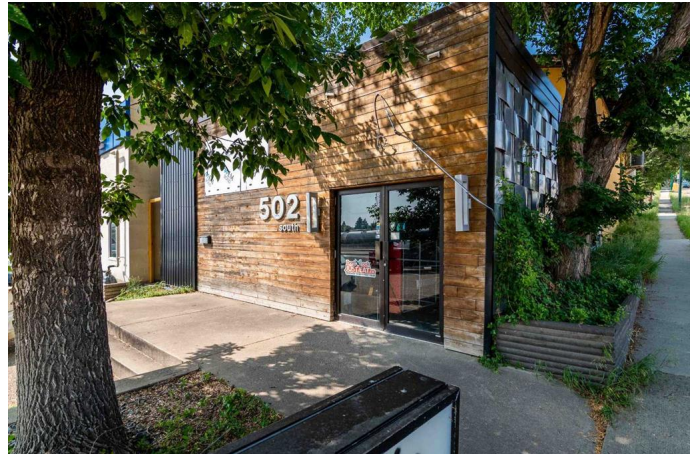
0 Bedroom, 0.00 Bathroom,  
Commercial on 0.17 Acres

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
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### Additional Information

Date Listed	March 25th, 2025
Days on Market	40
Zoning	MU-D

### Listing Details

Listing Office	CIR REALTY
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