

RESTAURANT FOR SALE

16 3rd Street NE
Medicine Hat, AB T1A 5L8

For Sale:

\$545,000.00



Timeless charm meets investment opportunity! Priced at \$625,000.00 potential to renovate to your vision and capitalize on a prime location. Seize this unique opportunity for a blend of nostalgia and modern potential. Your legacy begins here!



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
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RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3



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SALIENT FACTS:

Property Taxes: \$6,692.00 (2023)

Zoned: C-N (Neighbourhood Commercial District)

Built: 1979

Lot Size:

Building Size:

3,748 sq ft – main floor

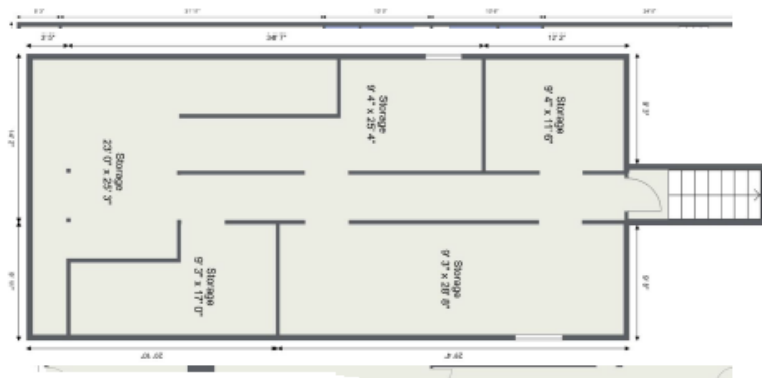
1,133 sq ft – lower level

4,881 sq ft – total

Legal Description:

Plan 8611304 Block 3 Lot 35&36

Average utilities: \$1925.00/month



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Equipment List - Mauros

ITEM	MODEL
1 Berkel Commercial Meat Slicer -12"	Berkel 829
2 Omega Meat Grinder	Omega 4460
3 Refrigerated SS Prep Table - 5'	Quest
4 CMA 3 Chemical Dishwasher	CMA
5 SS Dishwashing Shelving with 2 Sinks - 14'	
6 Grease Trap - Above Floor	
7 SS Shelving - 9'	
8 Steam Table - 4'	Quest BM3
9 Chopping Block - 30"x25"	
10 SS Charbroiler - 2' with metal stand	DCS
11 SS Prepcart - 15'	
12 SS Deepfryer	Imperial IFS-40
13 Flattop/2 Oven/4 Burner - 6	Quest
14 SS Salamander - 2'	Quest
15 Custom SS Exhaust Hood with Autowashffimer/Fire Suppression - 14'	
16 Walk-in Cooler - 7'x8'	Coldstream
17 Microwave	Panasonic
18 Microwave	Danby
19 Food Warmer - 3'	
20 Stand Up Freezer	Wood
21 Dual Sliding Door Beer Cooler	True GDM- 47
22 6 Quart Mixer	Hobart A200
23 Frycutter	Vollrath
24 Metal Shelving Units	
25 Manitowoc Ice Machine	Manitowoc
26 Bunn Coffee Grinder	Bunn
27 Bunn Coffee Brewer	Bunn
28 Cash Drawer	
29 Vectron POS System	Vectron
30 POS Printer - Epson T-88V	Epson T-88V
31 LCDTV -42"	Samsung
32 LCD TV - 32"	Samsung
33 LCD TV - 50"	Toshiba
34 Table	
35 Chair	
36 Waitress Station - 3'	
37 Stand Up Freezer	Frigidaire
38 Resin Shelving Unit	
39 Chest Freezer - 4'	Danby
40 Security System - 16 Channel	Lorex
41 Lorex Security Camera - Bullet Style	Lorex
42 Outdoor Security Camera - Dome Vandal Proof	Custom
43 Computer Desk	
44 Vacuum	Electrolux
45 Hot Dog Machine	APW Wyatt DR-IA
46 Meat Slicer - Never Used	Cuisnart MS- 106114
47 Bar Blender	
48 SS Dish Cart	
49 Miscellaneous - Picture, Dinnerware, Glassware, Pots & Pans, Silverware, Bar Supplies, Patio Heaters, Extra Chairs, Etc.	

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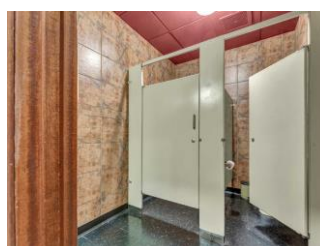
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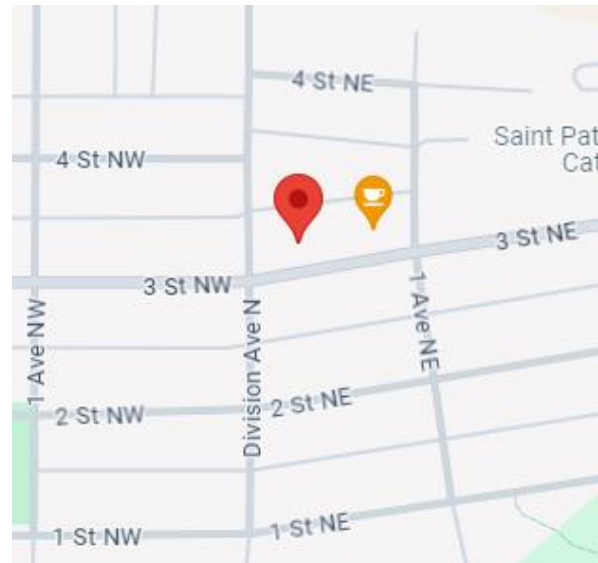
ZONING: Neighbourhood Commercial District(C-N)

8.1.2 PERMITTED USES ¹²⁷

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services

8.1.3 DISCRETIONARY USES ^{128 129}

- (i) Accessory Uses
- (ii) Animal Services (grooming, veterinarian, and other similar low impact services for domestic pets)
- (iii) Apartments
- (iv) Artist Studios
- (v) Bars
- (vi) Business Support Services
- (vii) Clubs
- (viii) Community Centres
- (ix) Community Social Services
- (x) Cultural Facilities
- (xi) Day Care Facilities
- (xii) Government Services
- (xiii) Home Business, Major
- (xiv) Home Business, Minor
- (xv) Motor Vehicle Gas Stations provided they legally existed on a Site as of January 1, 2022
- (xvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xvii) Places of Amusement
- (xviii) Recreation Facilities



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