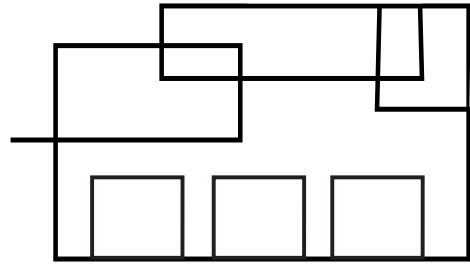


# INVESTMENT OPPORTUNITY

## 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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**hcrgroup.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

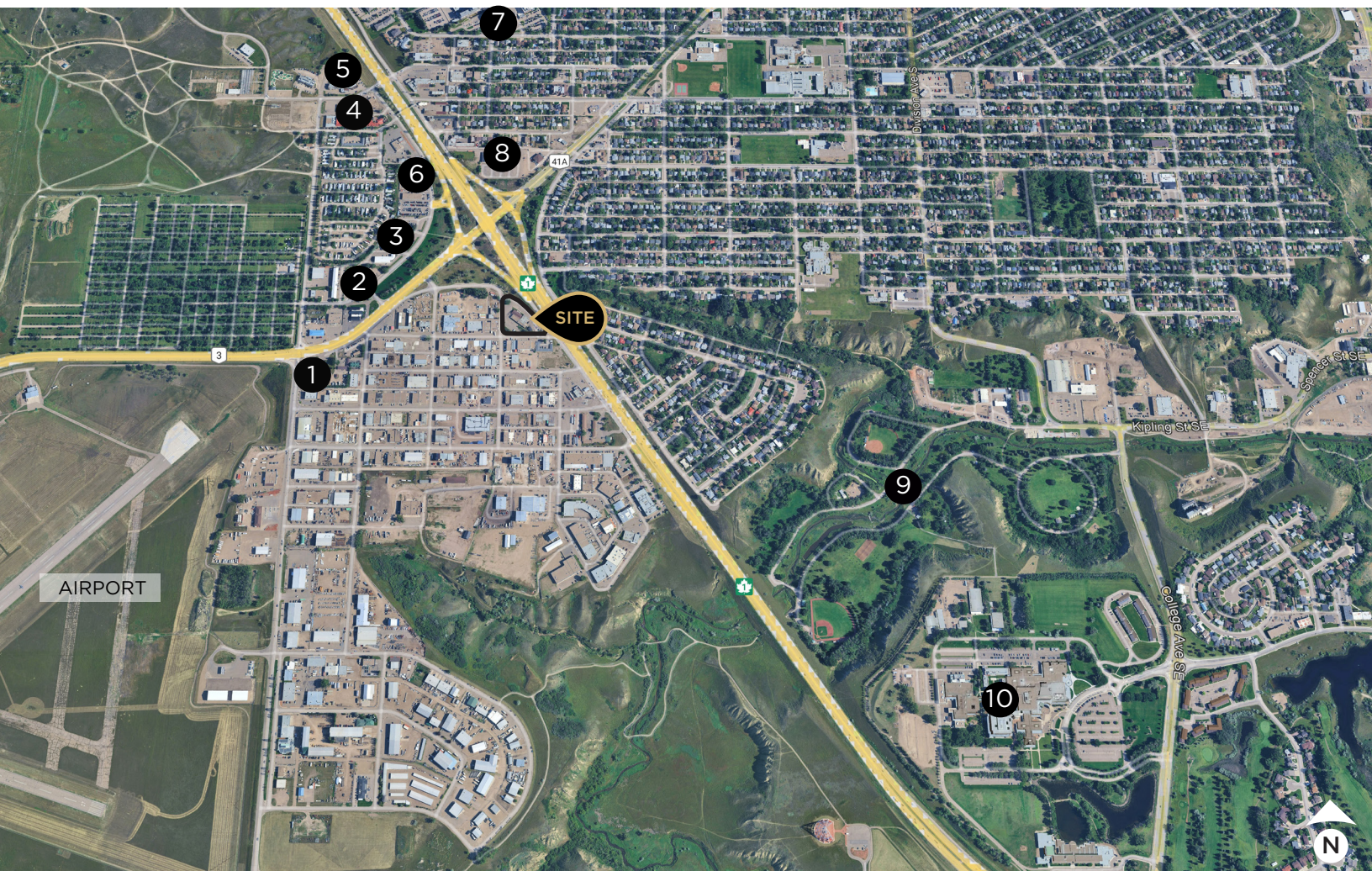


HVAC

**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<br>POPULATION<br>(10 KM   2023) | 73,042 |
|-----------------------------------------------|--------|



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



|                                               |          |
|-----------------------------------------------|----------|
| AVERAGE HOUSEHOLD<br>INCOME<br>(10 KM   2023) | \$97,458 |
|-----------------------------------------------|----------|



|                                                  |        |
|--------------------------------------------------|--------|
| TRAFFIC COUNTS<br>HWY 1 & 16 STREET SW<br>(2024) | 27,310 |
|--------------------------------------------------|--------|

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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.