

# Prime Investment Opportunity

1108, 1109 & 1144 7 Street SW  
Medicine Hat, AB

Asking Price:  
\$1,711,045.00



Discover nearly 6.4 acres across three parcels in a desirable location. This offering includes a 5,000 sq ft steel-frame building on 2.6 acres (1108 7 Street SW), an additional 2.03 acres (1144 7 Street SW), and 1.73 acres directly across the street (1109 7 Street SW). The greenhouse will be removed and is not included in the sale, providing a clean slate for development or expansion.

An ideal opportunity for investors, developers, or business owners looking for space, flexibility, and potential.



**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

### 1144 7 Street SW

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

### 1109 7 Street SW

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

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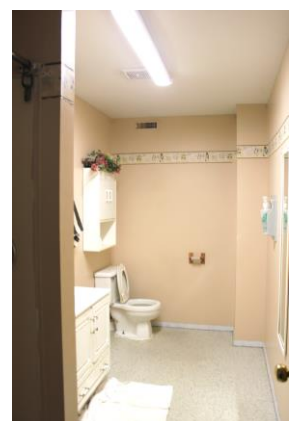
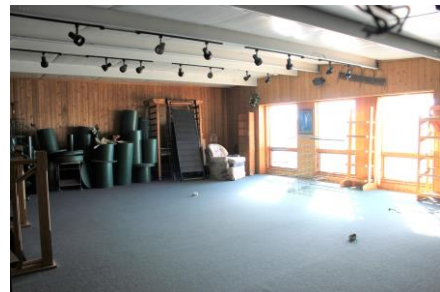
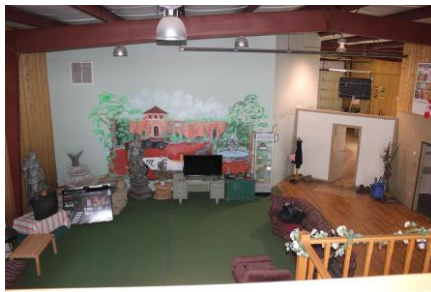
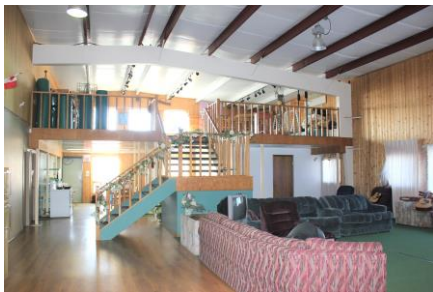
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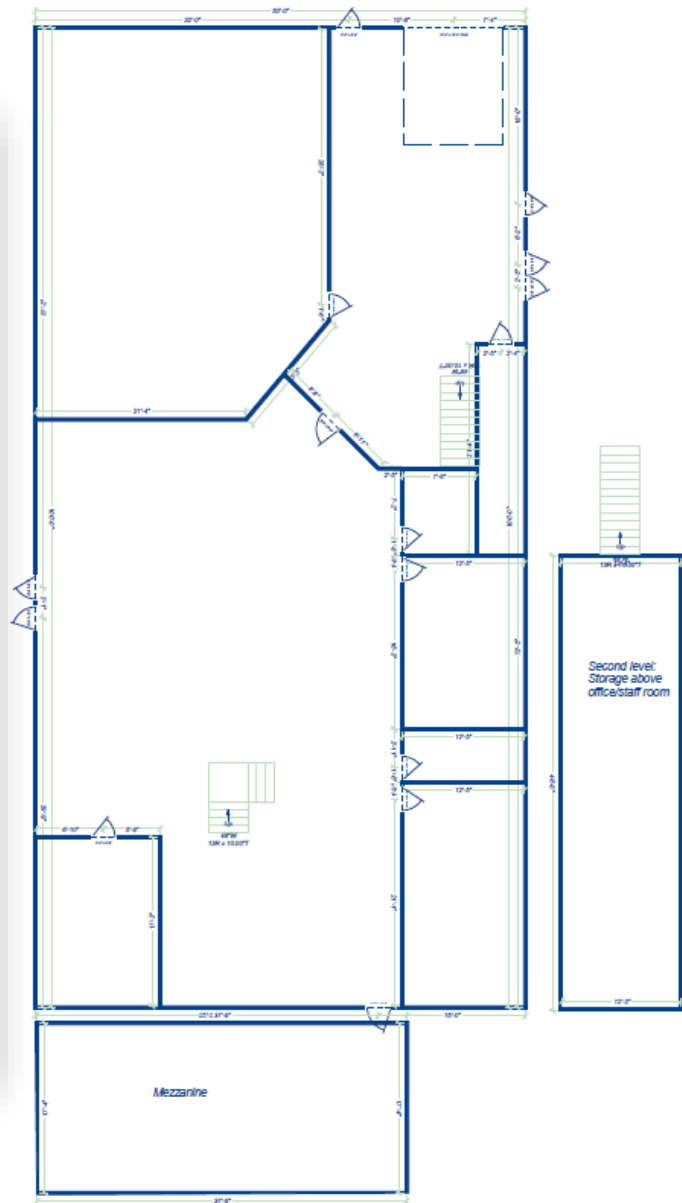
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# Prime Investment Opportunity

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\$1,618,500.00



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## ZONING - MIXED USE DISTRICT (MU)

### 7.1.2

#### PERMITTED USES <sup>105</sup>

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

(xxiv) Hotels

(xxv) Motor Vehicle Gas Stations

(xxvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022

(xxvii) Multiple Unit Residential Development

(xxviii) Parking Facilities

(xxix) Places of Amusement

(xxx) Recreation Facilities

(xxxi) Secondary Suite

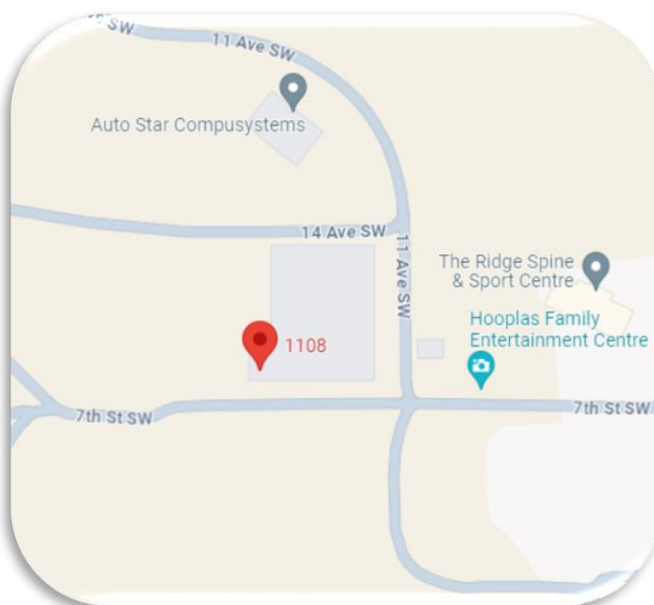
(xxxii) Single Detached House provided they legally existed on a Site as of

### 7.1.3

#### DISCRETIONARY USES <sup>106 107</sup>

- (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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