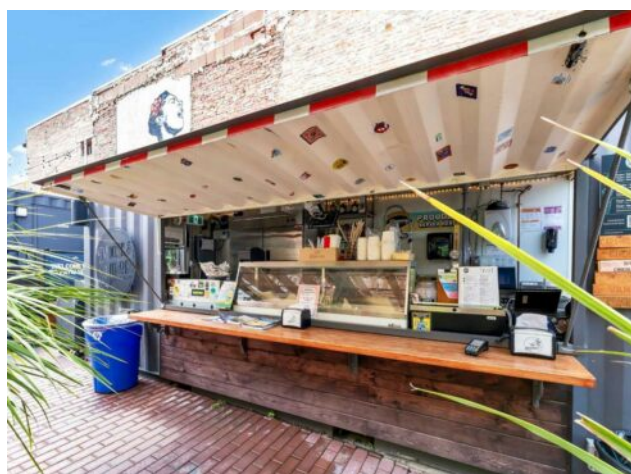


**651 2 Street SE  
Medicine Hat, Alberta**

**MLS # A2266653**



# \$249,000

**Division:** SE Hill

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** MU-D

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** See list

Just in time for the downtown midnight madness and Christmas market season, Get ready to embrace the vibrant downtown vibes! The Moose & Squirrel is THE place to be in Downtown Medicine Hat—a true local gem that’s redefining outdoor fun. Nestled right on 2nd Street, this hotspot offers an unbeatable mix of food, drinks, and entertainment in a one-of-a-kind open-air venue. Surrounded by bustling retail shops, professional services, and all the perks of downtown living, this 25 x 130 lot has been masterfully transformed. Think cozy seating areas, a lively stage for performances, a washroom facility, and a fully equipped kitchen/servery—all wrapped up in a beautifully fenced property. Plus, there’s off-street parking for added convenience! Want the full scoop? Request the detailed equipment list showcasing all the incredible assets included with the land and structures. Don’t miss out—call today for more info!