

502 South Railway Street SE  
Medicine Hat, Alberta

MLS # A2118406



## \$8 per sq.ft.

**Division:** SE Hill

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,234 sq.ft.

**Zoning:** MU-D

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.17 Acre

**Lot Feat:** -

LANDLORD WILLING TO BUILD TO SUIT! Free standing Downton Building which historically operated as a Restaurant/Lounge. Unique walk out layout with the potential for two uses with separate storey entrances. The building has been largely gutted of fixtures, and is a blank slate for your uses. Parking lot out front, on street, and several lots in the area. Washrooms on all levels, Basement has washrooms, storage and utility room. Main floor has kitchen space (equipment removed but utility infrastructure remains), lounge atmosphere seating area, and upstairs has iconic dance floor/stage, washrooms, open area, and entrance. Some work will be required to return this local landmark to its original glory but the possibilities are endless. Also available for Lease, contact your REALTOR(R) for a tour of this exciting opportunity.