

**552 18 Street SW  
Medicine Hat, Alberta**

**MLS # A2187243**

# \$2,590,000



**Division:** South West Industrial

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 13,796 sq.ft.

**Zoning:** I-B

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Listing Agent

Prime opportunity to acquire the land, building, and operations of Hell’s Basement Brewery, an established craft beer brand in Medicine Hat. Situated on 0.53 acres, the 13,796 +/- SF facility (with an additional 1,671 +/- SF mezzanine) offers a well-equipped brewery, a vibrant 2,969 +/- SF taproom, and additional leased office units generating supplementary income. Founded in 2016, Hell’s Basement Brewery is known for its award-winning brews, creative branding, and strong regional presence, with products featured in over 200 locations across Alberta. Strategically located in the Southwest Light Industrial Area with excellent visibility and access to major highways, this turnkey operation presents an exceptional investment with significant growth potential in Alberta’s thriving craft beer industry. Sale includes land, building, business, equipment, and intellectual property.