

Portfolio Sale Medicine Hat, AB

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate

\$4,600,000



**Liquor
Store**

Motel

Restaurant

Hotel

Red Deer Drive SW
Highway 1 / Trans-Canada Highway

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Medicine Hat, AB



| | |
|------------------------------|--|
| Address: | 773, 776 and 780 – 8th Street SW, Medicine Hat, AB |
| Zoning: | C-H (Highway Commercial) District |
| Built: | 3 Free-Standing Buildings |
| Hotel: | 0.71± Acres |
| Motel + Liquor Store: | 0.43± Acres |
| Restaurant: | 2,000± SqFt |
| Total Revenue: | \$2,620,000 (2023) |
| Total Gross Income: | \$1,160,000 |
| Total Net Income: | \$518,000 |
| Staff: | 4 Full Time, 2 Part Time |

- Rare opportunity to acquire 4 businesses (portfolio sale) with real estate included!
- Price includes land, building, business and equipment. Inventory of Liquor Store not included.
- All businesses and inclusions of the sale are sold together (portfolio sale).
- Situated 5 minutes away from Medicine Hat Regional Airport, 2 hours west of Swift Current and 3 hours east of Calgary.
- Located along Highway 1 with dedicated entry and exit.
- Close proximity to restaurants, gas stations, hospitals and shopping centres.

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Hotel

| | |
|------------------------|---|
| Trade Name: | Econo Lodge Inn & Suites |
| Legal Address: | Plan 4349GS, Block 11, Lots 3 to 7 inclusive |
| Year Built: | 1964 |
| Product Type: | Full-Service Hotel |
| No. of Stories: | 2 |
| No. of Rooms: | 56 Rooms |

- Hotel is currently operating as one of the choice hotels, Econo Lodge Inn & Suites.
- With excellent accessibility to Highway 1.
- Amenities include swimming pool, sauna, dedicated barbeque area.
- Single (34), Double bed (7), Double bed Kitchenette (15).
- Pet friendly and with free breakfast.
- With ample onsite parking available.



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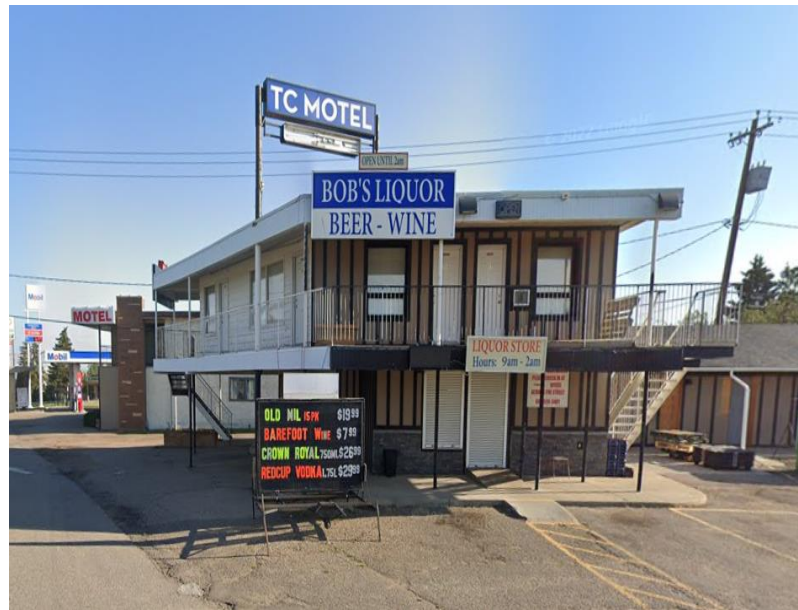
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Motel & Liquor Store

| | |
|------------------------|------------------------------------|
| Trade Name: | TC Motel & Bob's Liquor |
| Legal Address: | Plan 0512798, Block 7, Lots 25 |
| Year Built: | 1966 |
| No. of Stories: | 1 to 2 |
| No. of Rooms: | 18 Rooms |

- Motel is currently operating as TC Motel and the Liquor Store as Bob's Liquor.
- Motel
 - Used for long term tenants.
 - 15 rooms with kitchenettes and 3 without it.
 - Recently renovated.
- Liquor Store
 - 1,889 SqFt with 1,000 SqFt storage.
 - Inventory is \$450,000 approximately.
 - One of the busiest liquor stores in the city.



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Restaurant

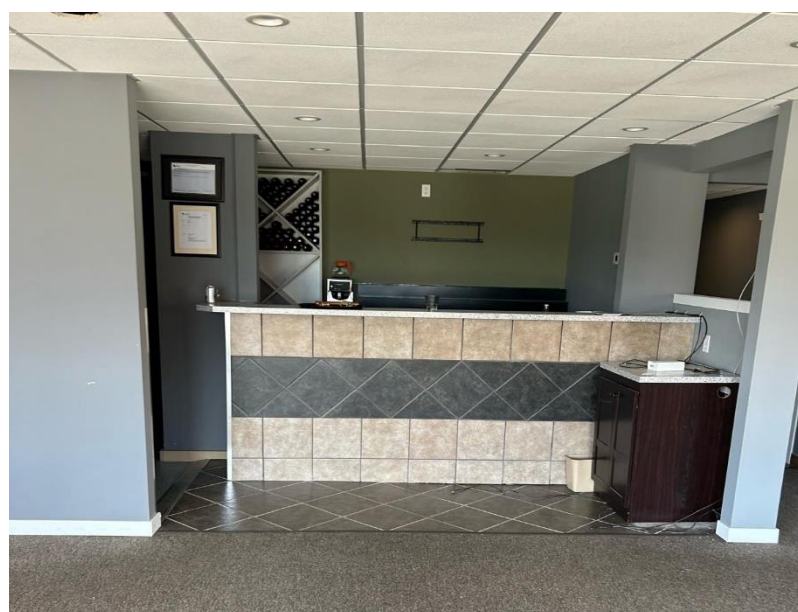
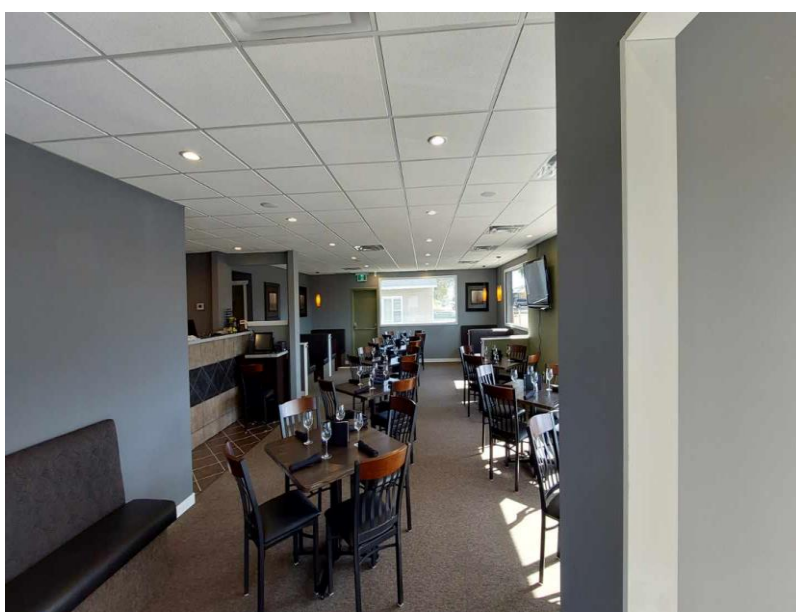
Address: 776 – 8th Street SW

Legal Address: Plan 0512798, Block 7, Lot 26

Year Built: 1953

No. of Stories: 1

- Stand alone restaurant building can be leased out to increase income.
- Previously charged \$3,600 per month for a Triple Net Lease (NNN).
- Renovated in 2021.
- With full commercial kitchen with one walk-in cooler and freezer and 70+ occupancy.
- Former Italian restaurant. Now vacant to set up any kind of restaurant.
- With two designated handicapped washroom.



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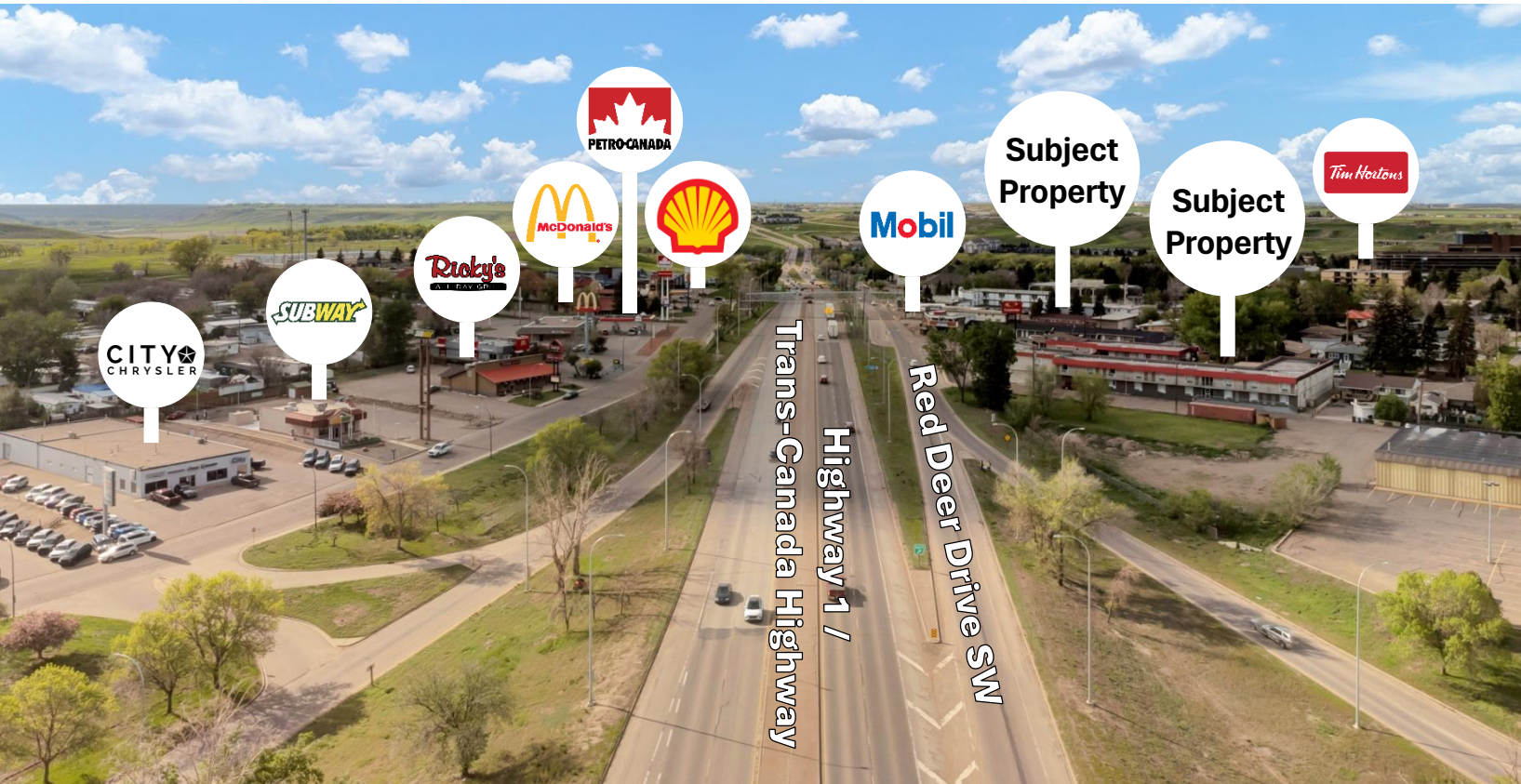
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Vicinity



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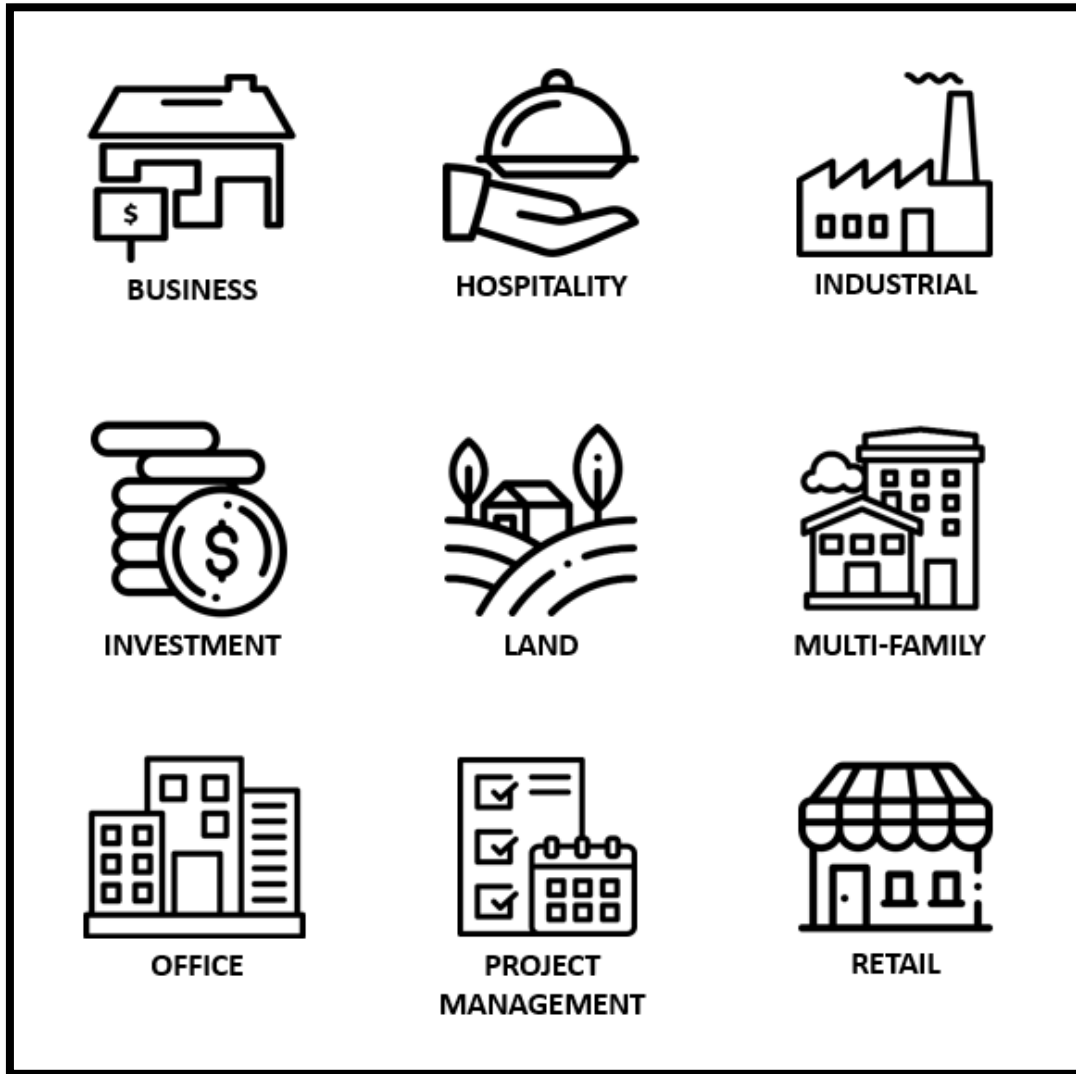
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