

# Portfolio Sale Medicine Hat, AB



**Rethinking Commercial Real Estate**

**\$1,600,000**



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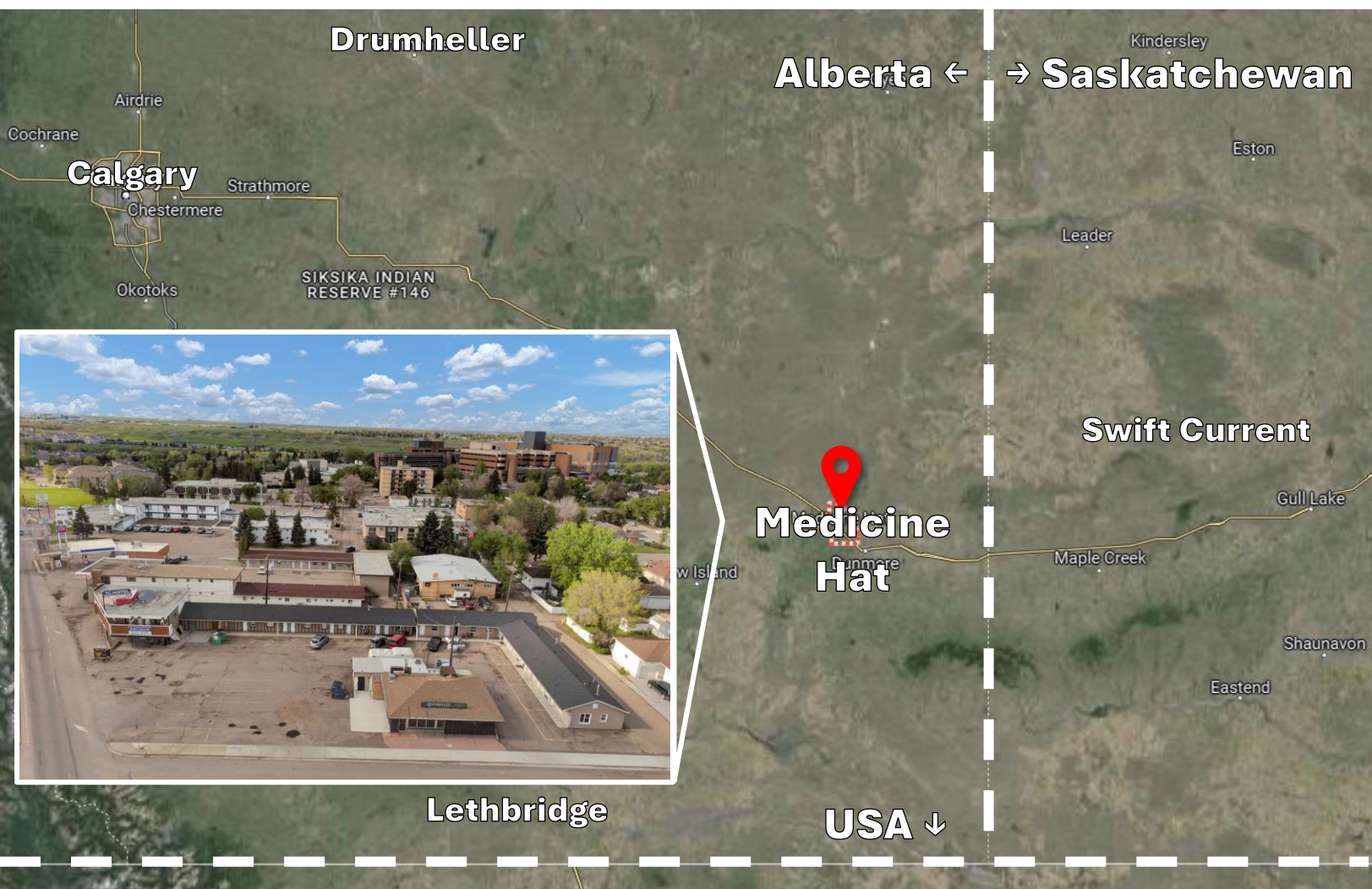
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# Medicine Hat, AB



<b>Address:</b>	776 and 780 – 8 <sup>th</sup> Street SW, Medicine Hat, AB
<b>Zoning:</b>	C-H (Highway Commercial) District
<b>Built:</b>	2 Free-Standing Buildings
<b>Motel + Liquor Store:</b>	0.43± Acres
<b>Restaurant:</b>	2,000± SqFt
<b>Total Revenue:</b>	\$1,525,000 (2023)
<b>Total Net Income:</b>	\$192,000
<b>Staff:</b>	4 Full Time, 2 Part Time (shared)

- Rare opportunity to acquire 3 businesses (portfolio sale) with real estate included!
- Price includes land, building, business and equipment. Inventory of Liquor Store not included.
- 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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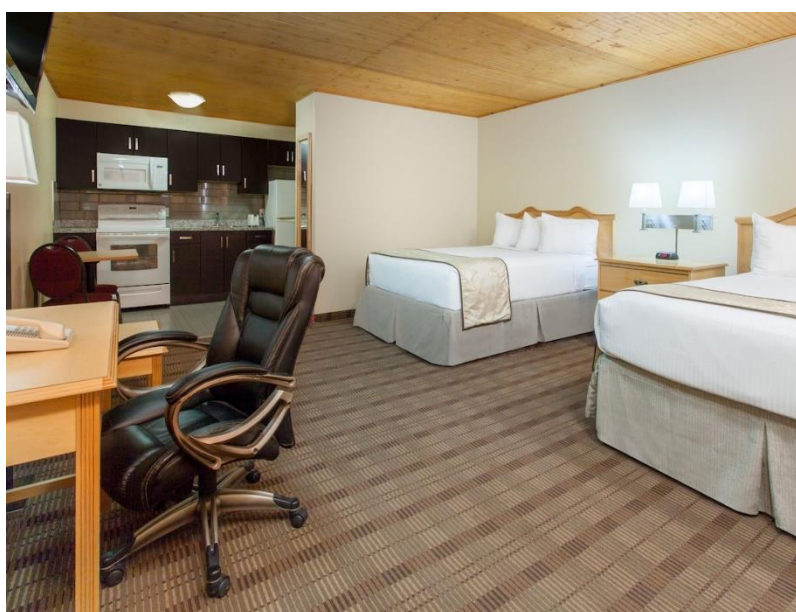
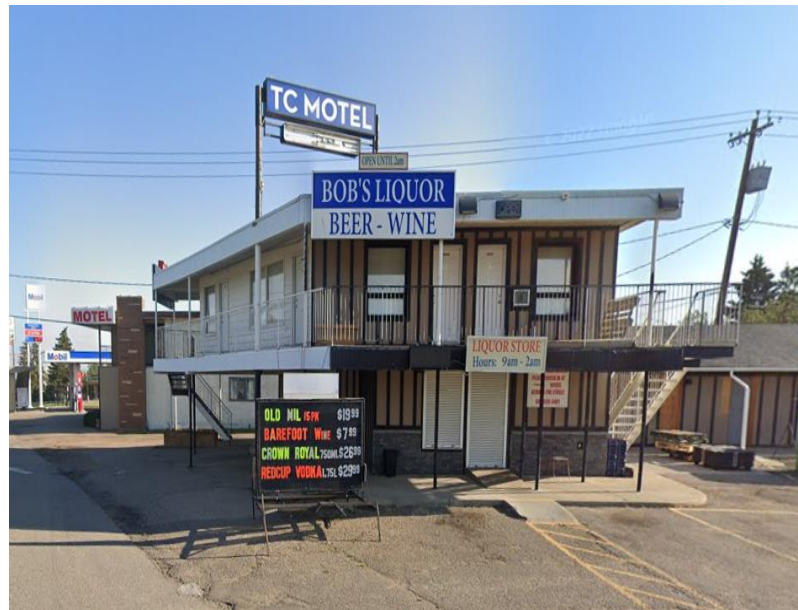
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# Motel & Liquor Store

<b>Trade Name:</b>	<b>TC Motel &amp; Bob's Liquor</b>
<b>Legal Address:</b>	Plan 0512798, Block 7, Lots 25
<b>Year Built:</b>	1966
<b>No. of Stories:</b>	1 to 2
<b>No. of Rooms:</b>	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

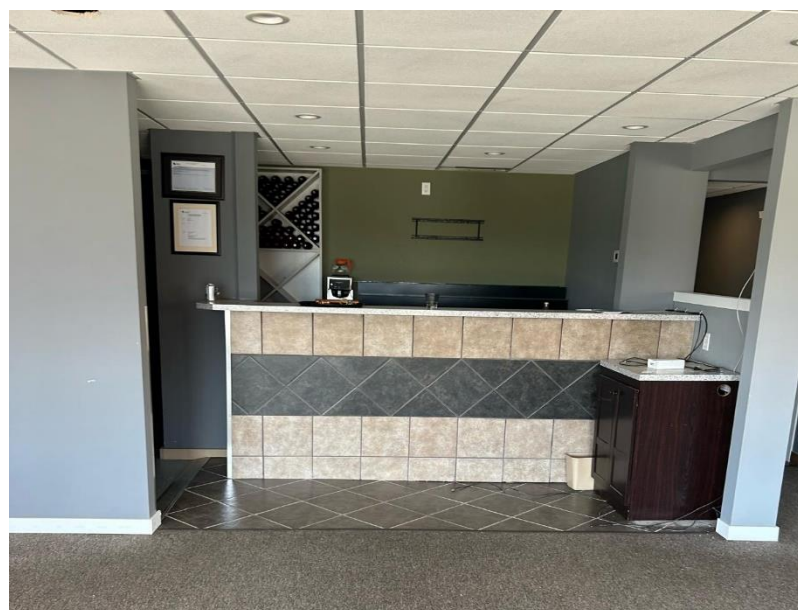
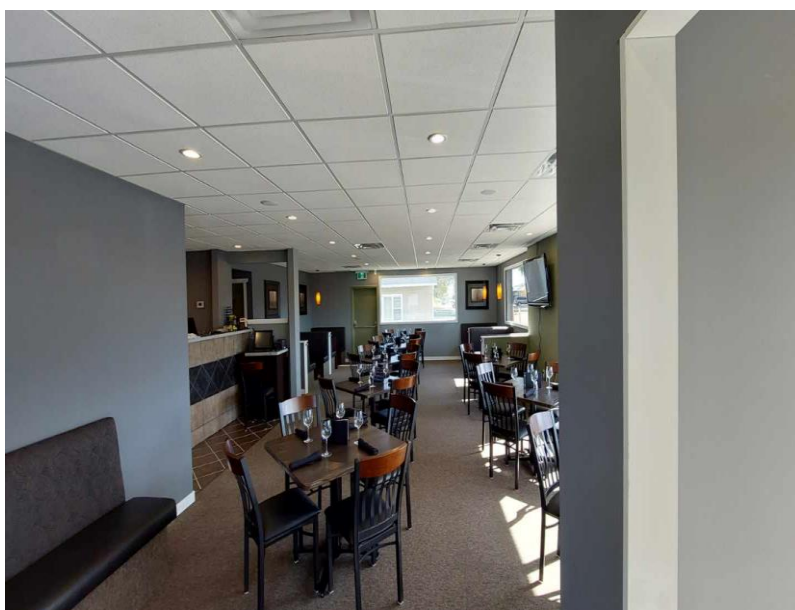
**Address:** 776 – 8<sup>th</sup> Street SW

**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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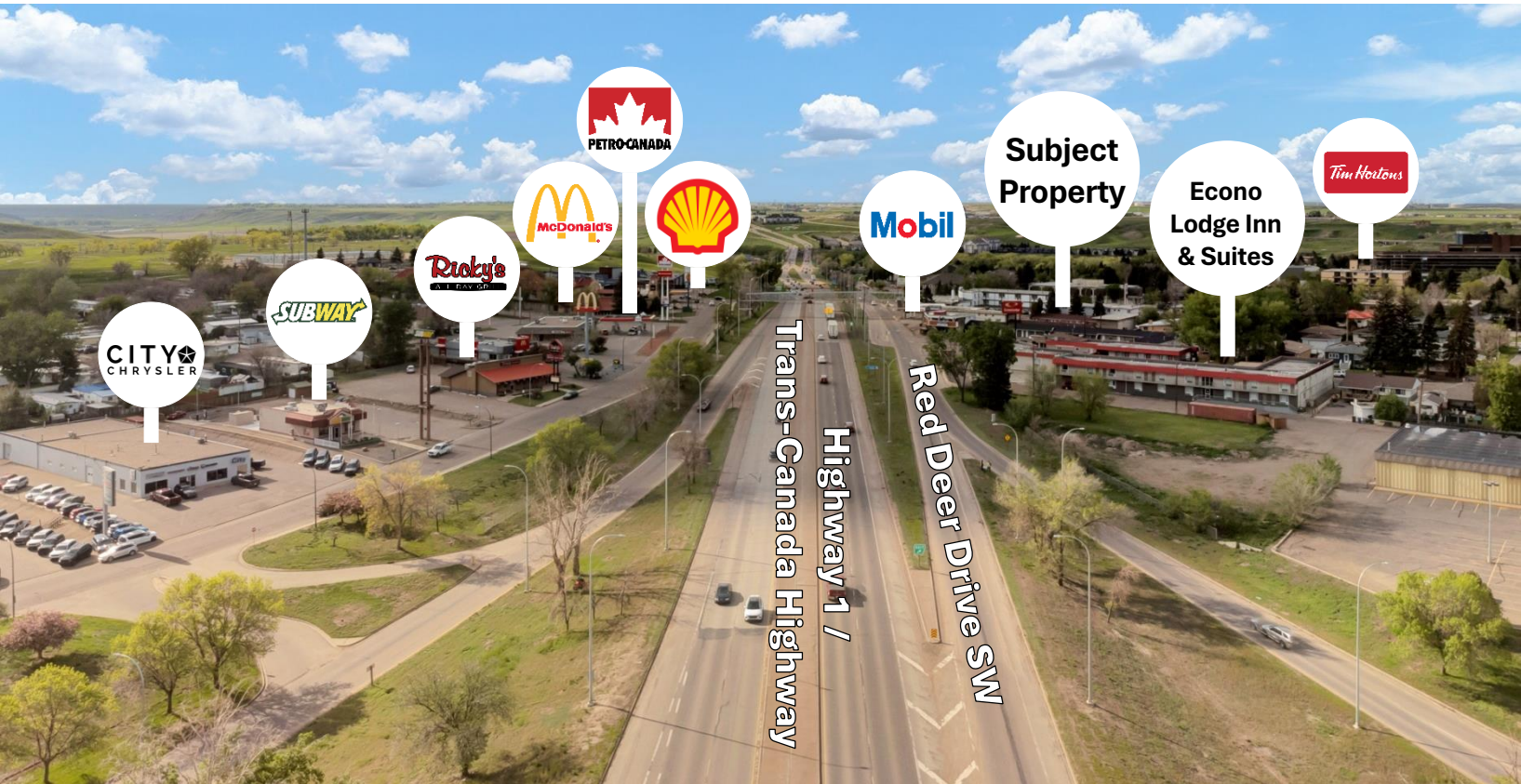
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# Vicinity



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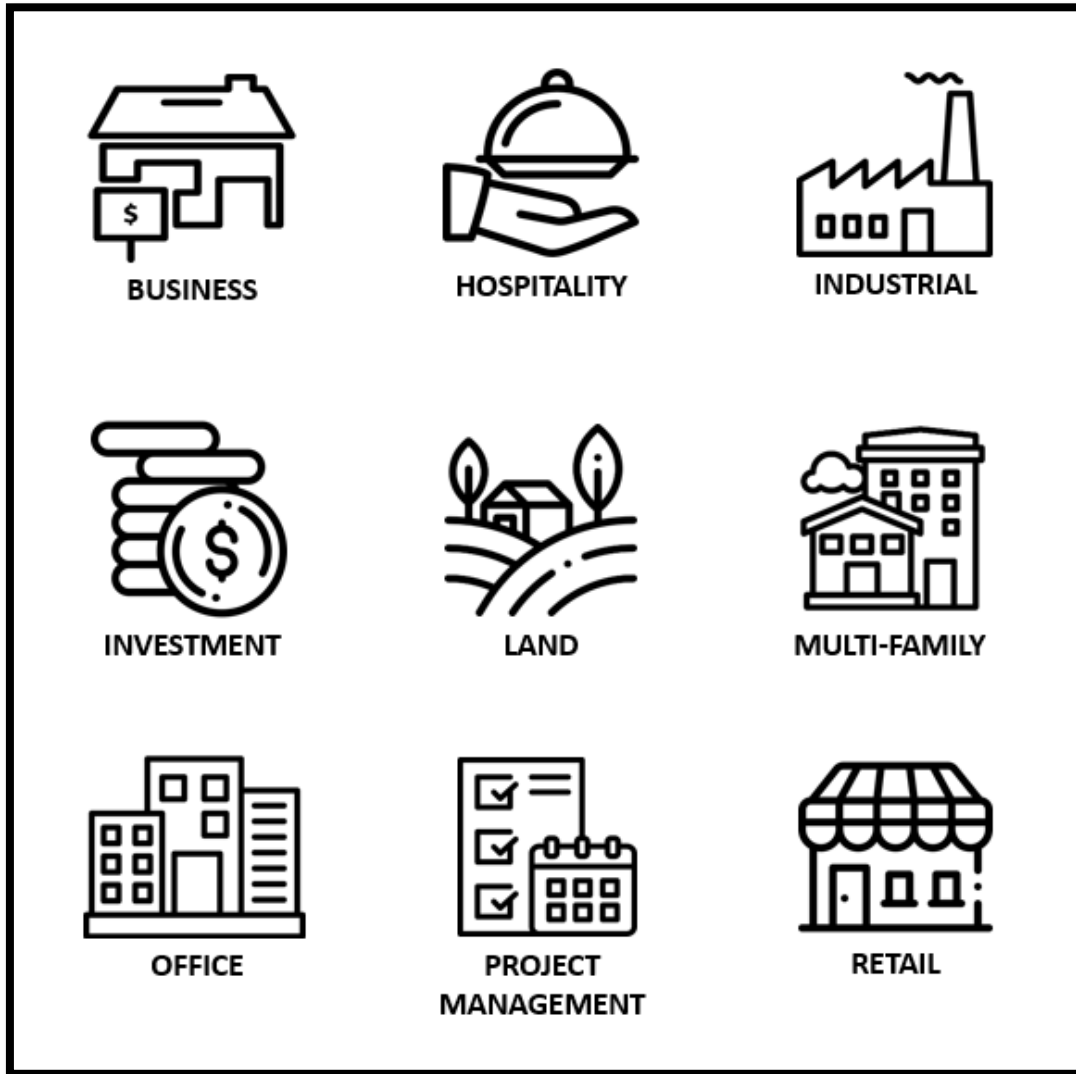
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