

Portfolio Sale

Medicine Hat, AB

PRESTIGE
COMMERCIAL GROUP

RE/MAX
COMMERCIAL®

Rethinking Commercial Real Estate

\$1,600,000



**Liquor
Store**

Motel

Restaurant

Red Deer Drive SW

Highway 1 / Trans-Canada Highway

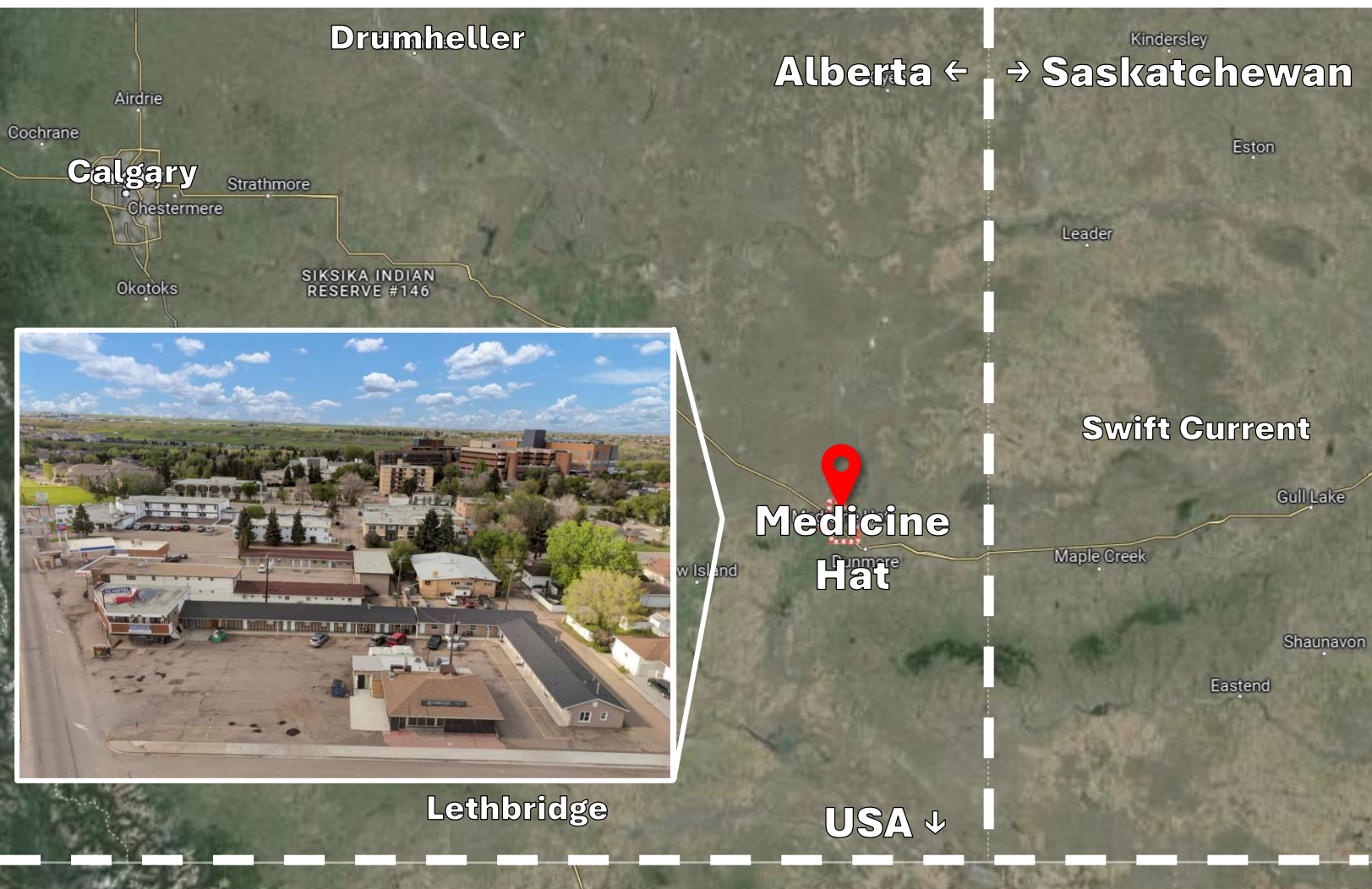
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Darin Vaza, Associate

403-660-8719

vazadarin@gmail.com

Medicine Hat, AB



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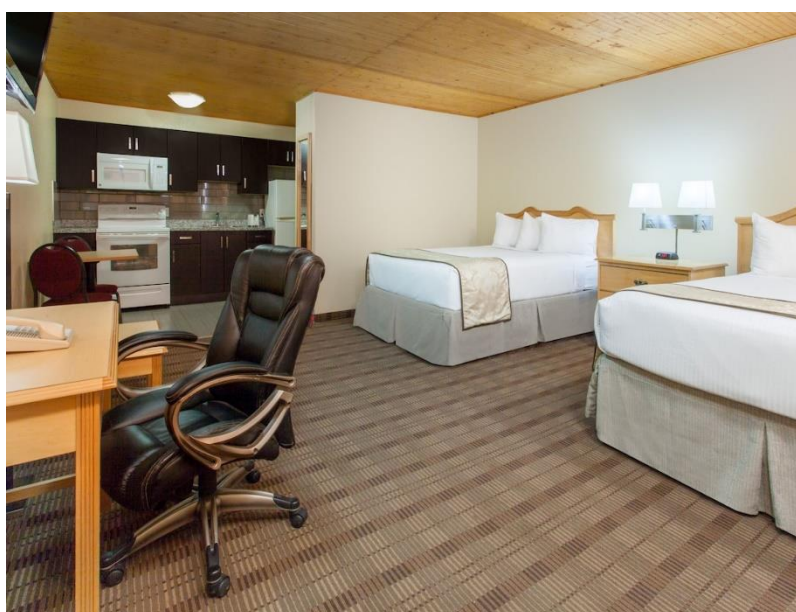
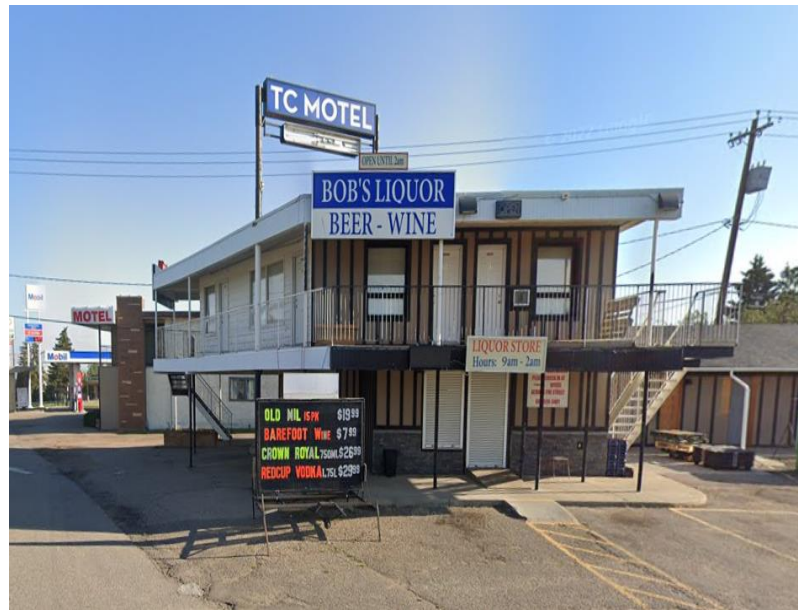
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Motel & Liquor Store

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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vazadarin@gmail.com

Restaurant

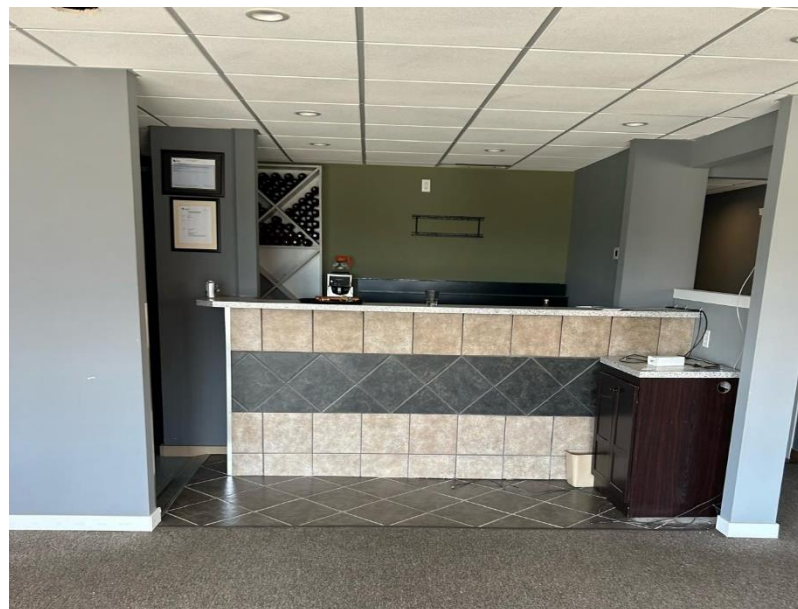
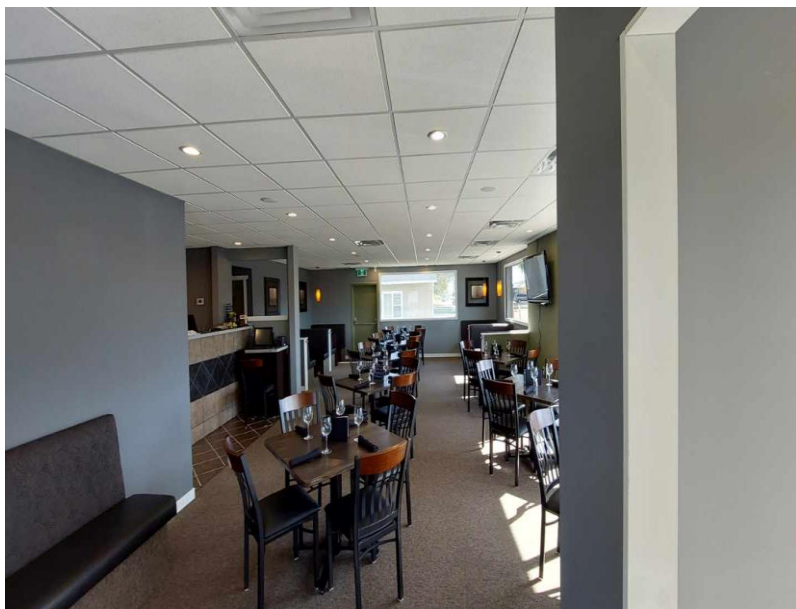
Address: 776 – 8th Street SW

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.

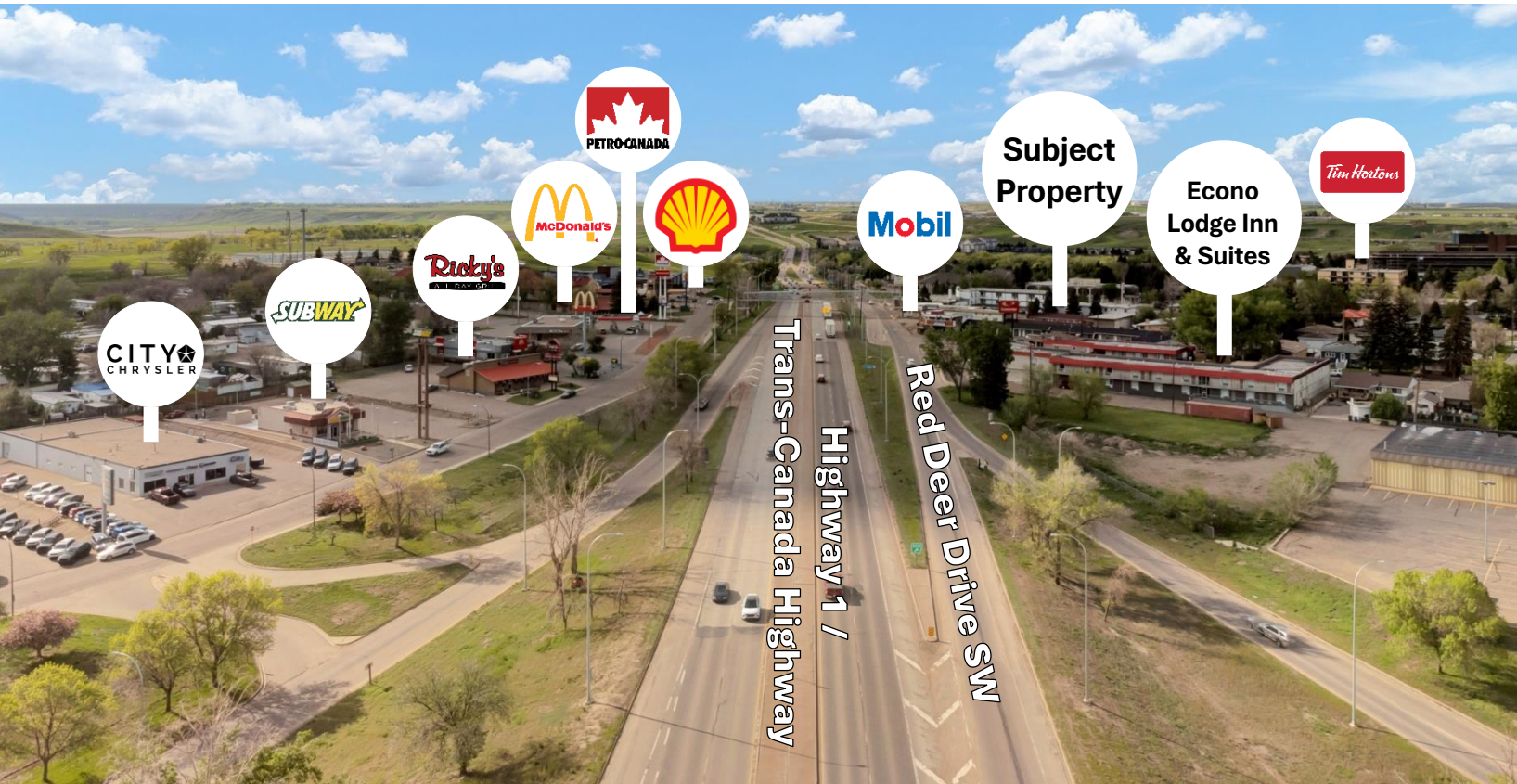


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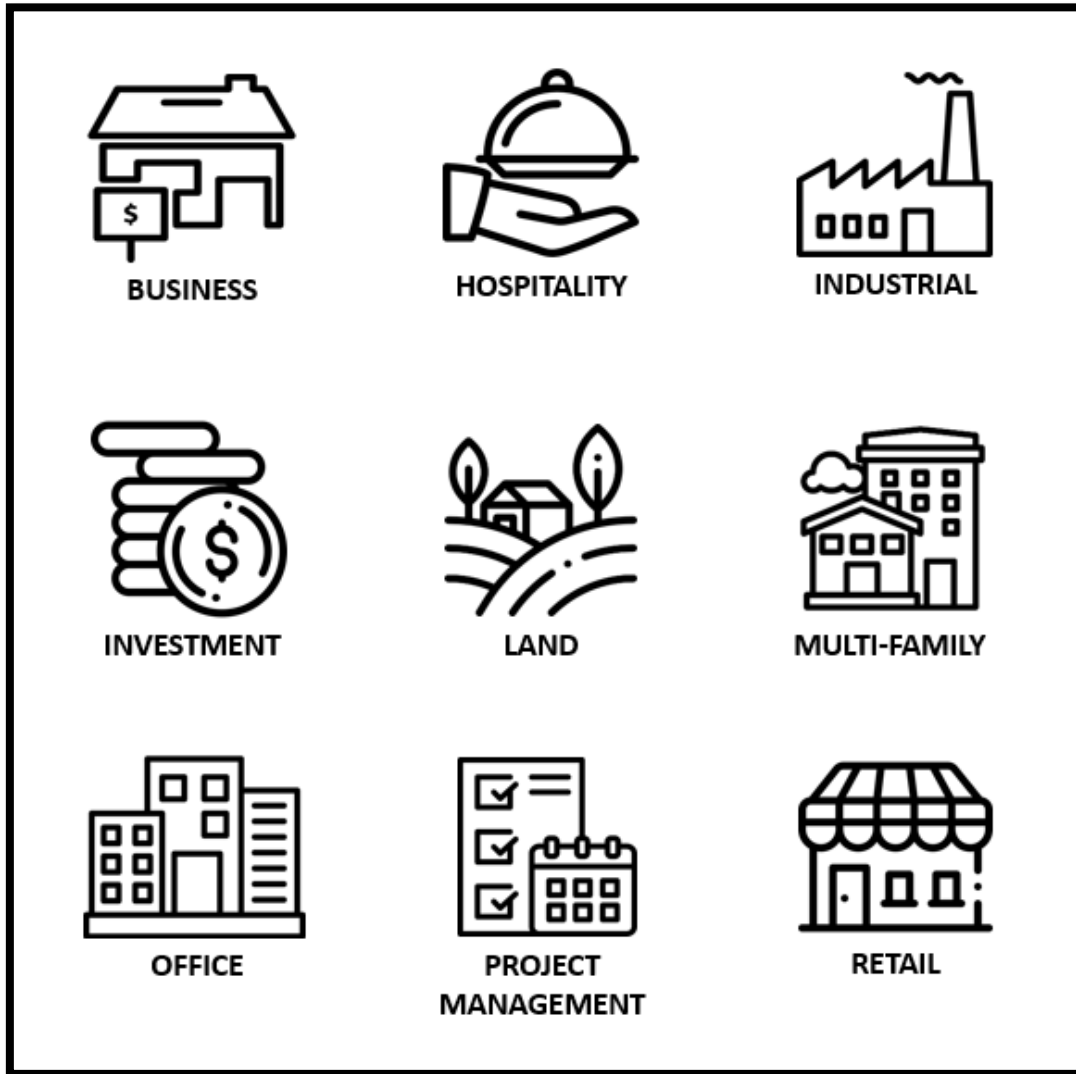
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Darin Vaza, Associate

403-660-8719

vazadarin@gmail.com



11450 – 29th Street SE, Unit 201 Calgary, Alberta T2Z 3V5

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