

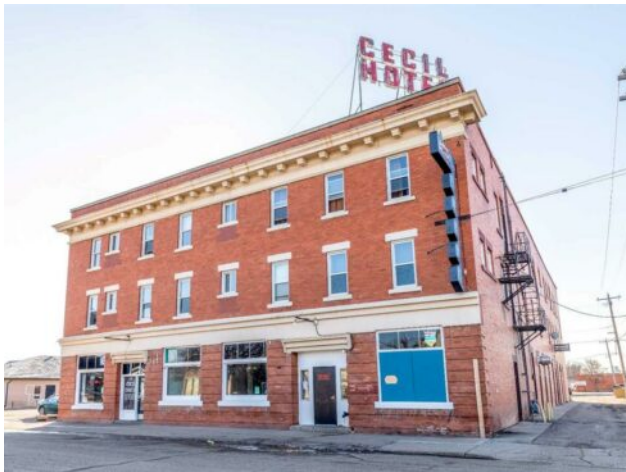


**GRASSROOTS**  
REALTY GROUP

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**733 4 Street SE  
Medicine Hat, Alberta**

**MLS # A2250124**



**\$650,000**

**Division:** River Flats

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 19,318 sq.ft.

**Zoning:** MU

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** tables, chairs, coolers, kitchen equipment (as is)

Step into the past and envision the future with this historic 3-storey brick building, proudly standing since 1921. Rich in character and full of potential, this iconic property offers a unique canvas for your next great venture. The ground floor is designed for commercial use, featuring a spacious restaurant/café layout and a large bar area with patio access—perfectly suited for summer hospitality. The upper two floors house 26 suites, offering endless possibilities for residential, boutique hotel, or short-term rental development. Whether you're an investor, entrepreneur, or visionary developer, this is your chance to breathe new life into a cornerstone of Medicine Hat's history. With the right vision, this building can be transformed into a vibrant hub once again—an investment in both community and legacy.