



**517A North Railway Street SE  
Medicine Hat, Alberta**

**MLS # A2287962**



**\$389,000**

<b>Division:</b>	River Flats
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,295 sq.ft.
<b>Zoning:</b>	MU-D

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt	<b>Utilities:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.07 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Near Public Tr

**Inclusions:** Stove (upper floor), Dishwasher, Fridge (upper floor), OTR Microwave, Washer, Dryer, Window Coverings, fridge main floor, stove main floor (All appliances as is)

CLEAN PHASE 2 ENVOIRONMENTAL JUST COMPLETED! Prepare to be captivated by this truly unique mixed-use property offering exceptional flexibility and diverse revenue opportunities! Zoned for Commercial/Residential use, this solid brick building features an updated 2-bedroom apartment upstairs, a wide open main floor retail or commercial space, and a full basement for added functionality. The upper level boasts 1,184 sq ft of thoughtfully renovated living space, including a spacious kitchen with full appliance package, 4-piece bathroom, in-suite laundry, updated windows, and a newer skylight. High 9-foot ceilings and tall windows fill the suite with natural light, highlighting its timeless character and warmth. The main floor offers 1,130 sq ft of wide open space with soaring 12-foot tin ceilings &mdash;perfect for retail, office, studio, or recreation. Previously operated as a successful appliance business, this area is ready for your vision, whether you lease it out or run your own business. Downstairs, a 1,095 sq ft full basement provides ample room for a workshop, hobby room, or extensive storage. Step outside to enjoy a spacious two-tiered deck, ideal for relaxing or entertaining. Rear off-street parking accommodates multiple vehicles plus an RV. Recent updates include a resurfaced roof, modernized wiring, and plumbing. This exceptional property is move-in ready and offers the rare chance to live and work under one roof, generate rental income, or build your investment portfolio. Endless possibilities await the next proud owner!