



GRASSROOTS
REALTY GROUP

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**552 18 Street SW
Medicine Hat, Alberta**

MLS # A2187243



\$2,290,000

Division: South West Industrial

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 13,796 sq.ft.

Zoning: I-B

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Contact Listing Agent

New pricing & outstanding opportunity! The founders of Hell's Basement Brewery are ready to hand over the keys to this award-winning craft brewery, offering a rare full-package sale that includes the land, building, business, brewing equipment, taproom, and intellectual property. Located on 0.53 acres in Medicine Hat's easily accessible Southwest Light Industrial Area, the 13,796 ± SF facility (plus 1,671 ± SF mezzanine) houses a complete brewing operation, a bright and inviting 2,969 ± SF licensed taproom, and leased office space providing steady supplemental income. Founded in 2016, Hell's Basement has built a bold, recognizable brand with distribution in more than 200 locations across Alberta. The hard work of branding, market penetration, and setup has already been done—this is a turnkey opportunity ready for new energy and vision. Ownership is prepared to move on and is open to working with buyers who recognize the value and potential in this offering. Whether you're looking to grow your brewing footprint or invest in a proven business, this is opportunity is for you! Note: The business assets (equipment, brand, and IP) are also available separately. The taproom and brewery production space may also be leased independently. Call today!