



GRASSROOTS
REALTY GROUP

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954 7 Street
Medicine Hat, Alberta

MLS # A2283807



\$7,250,000

Division:	NONE
Type:	Hotel/Motel
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	57,241 sq.ft.
Zoning:	Highway Commercial Distri

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	2.32 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Strategically located directly on Highway 1 at the entrance of the city, this impeccably maintained 66-room full-service franchise hotel (including 13 kitchenette suites) offers a rare blend of steady hospitality income and massive upside potential. The property features an indoor pool and hot tub, a 3,600 sqft restaurant providing steady rental income, and a 7,000 sqft banquet space with stunning views. A major value-add opportunity exists in the 8,500 sqft main floor space, formerly a popular nightclub, which has a high potential for reopening to meet high local demand. Ideally timed for the 2026 approval of the \$131.5 million Saamis Solar Project in Medicine Hat area, this hotel is perfectly positioned to house the influx of specialized workers and corporate travellers arriving for one of Canada's largest urban solar developments.