

\$400,000 - 339 North Railway Street Se, Medicine Hat

MLS® #A2265357

\$400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.07 Acres

River Flats, Medicine Hat, Alberta

Step into a rare opportunity with this urban gem—an iconic brick building blending old-world charm with modern upgrades, nestled in Medicine Hat’s vibrant North Railway District. Eligible for downtown incentives, this property is a standout for entrepreneurs and investors seeking both character and versatility.

The main building’s classic brick façade is beautifully preserved, while extensive renovations deliver peace of mind and contemporary comfort. Most windows and doors have been updated, the chimney has been expertly rebuilt, and the furnaces and A/C systems are new or upgraded for year-round efficiency. Additional enhancements include updated flashing, eaves, security lighting, electrical and lighting upgrades, a modernized washroom in unit 1, drop ceiling update, paint in many spaces, a new security system, and a durable membrane roof.

Flexible Potential:

Mercantile-ready: The main space is ideal for retail, boutique, or creative ventures.

Live/Work Possibility: The upstairs of the building has previously functioned as stylish residence to enjoy the ultimate work-life balance.

Revenue Generation: Two separate, self-contained units offer excellent rental income potential.

This property is a match for visionaries looking



to invest in a prime location with growth on the horizon. Whether you’re expanding your business, launching a new venture, or seeking a live/work lifestyle, this urban masterpiece delivers flexibility, income, and a piece of local history.

Don’t miss your chance to own a cornerstone in Medicine Hat’s most exciting district!

Built in 1947

Essential Information

MLS® #	A2265357
Price	\$400,000
Bathrooms	0.00
Acres	0.07
Year Built	1947
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	339 North Railway Street Se
Subdivision	River Flats
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2Z1

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Lot Description	Corner Lot
Roof	Rubber

Additional Information

Date Listed	October 17th, 2025
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Days on Market	7
Zoning	MU-D

Listing Details

Listing Office	CIR REALTY
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