

2201 Box Springs Boulevard NW #103, Medicine Hat T1C 0C8
 MLS®#: MH0107805 Area: Medicine Hat City LINC: 0033968082 Price: \$249,000
 Status: Active SubArea: Brier Park Industrial County: Cypress County
 Association: Medicine Hat



General Information

Prop Type: Commercial # Units:
 Sub Type: Business Cnd Pln #:
 Trans Type: For Sale Only Stories:
 Bldg Type: Commercial Mix Year Built: 2009
 Bldg Nm: Ttl Sqft: 2,520
 Bus Nm:
 Bus Type: Restaurant/Fast Food

Lot Information

Lot Sz Ar: 2,520 Sq Ft
 Lot Size Dim: OXO
 Access: Direct Access

Recent: 06/02/2017 : NEW
 Heating: Furnace - Forced Air - 1 Water Source:
 Sewer: Municipal Fnd/Bmst: Concrete
 Utilities: Service - Full
 Sewer: Municipal

Parking Information

Designated: Energized: Heated:
 Ownership: Parkade: Paved: Additional:
 Park Cost: # Cv Spc: Total Parking: Other:
 Park Feat: Garage Sz:

Docks and Doors Information

Loading: At Grade Load Dr Width: Load Dr Grade: Load Dock Sz:

Lease Information

Business Type	Units	Rntl Area	Occupant	Rntl Rate	Lse Expiry
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Financial/Legal/Tax

Tax Roll Nm:				Condo Unit:		Condo Plan:
Taxes:	\$6,833	Tax Year:	2016	Lot:	3	Survey:
Tax Assess:		Downpay:		Block:	0	Warranty:
Gst:				Plan:	0913184	Zoning: C-H
Grs Sch Inc:		Net Inc:		Electric Exp:		Trash Exp:
Grs Op Inc:		Other Inc:		Insur Exp:		Total Exp:
Grs Margin:		Ttl Act Rent:		Depo Amnt:		Prf Mng Exp:
Power Paid:		Water Syst Pd:		Gas Syst Pd:		Heating Exp:
Title:	Leasehold			Title Insurance:		Oth Exp:
Possession:	Negotiable					

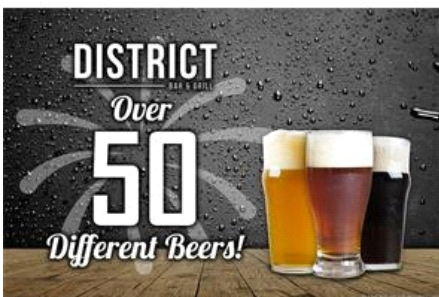
Office Information

Office: Better Homes & Gardens Real Estate Signature Srvc

Remarks

Pub Rmks: Industrial, Canadian-style pub for sale in Medicine Hat, Alberta. This fully equipped, turn-key pub is located in the expanding area of Box Springs, close to Costco and steps from the 7,000 capacity event centre provides consistent business and never ending growth potential. The large, clean and practically new kitchen space provides an amazing possibility to cater large events and would be a great addition to this already strong business. The menu is an absolute treasure and has consistently impressed all who come to experience District. Nobody leaves hungry here!! A consistent and well-planned use of social media, creative promotional ideas and quality branding efforts, differentiates this pub from any other in the city. The regular clientele is plentiful providing a stable daily base of sales! Rated as one of top three best restaurants in the city by public vote. This is your opportunity be your own boss with great earning potential! Owner will provide training, time negotiable!

Inclusions: A complete list of all assets is available upon request.
 Exclusions: Owners personal belongings





All information herein has not been verified and is not guaranteed. ©Alberta One