

CITY OF MEDICINE HAT FOR SALE



990 & 1002 South Railway St SE

\$399,900

Attention Investors and business owners. Commercial building and heated shop previously used for an Animal Pound & Rescue Center. This property offers ample parking, and the location is ideal. Currently zoned Mixed-Use allowing for several possibilities.

PROPERTY TYPE: Vacant Land- Not Serviced
LEGAL: Lot 17, Block 1, Plan 1992B
Lot 18, Block 1, Plan 1992B
SITE AREA: Lot 17- 50'x130'=6,500 sq ft
Lot 18- 50'x130'=6,500 sq ft
Total: 100'x130' = 13,000 SQ FT (.3 ACRES)
LAND USE: Mixed-Use District (MU)



medicinehat.ca/land

PROPERTY INFORMATION

NEIGHBOURHOOD:	River Flats
LOCATION:	990 & 1002 South Railway SE
LEGAL DESCRIPTION:	Lot 17 & 18, Block 1, Plan 1992B
SITE AREA:	100'x130' (.3 acres)
LAND USE DISTRICT:	Mixed-Use District (MU)

PRICE

List Price: \$399,900

The price does not include any applicable Goods and Services Tax (GST).

AS IS, WHERE IS

The Property is being sold on an "as is, where is" basis and the City of Medicine Hat makes no representation and gives no warranty whatsoever as to the building, size, configuration, adequacy of services, conditions, or developability of the Property for any intended use by the Purchaser.

LAND USE:

The Property is **zoned Mixed-Use District (MU). Land Use Bylaw #4186**

Purpose

- (i) To maintain and promote key corridors and nodes as focal points for compact mixed-use development.
- (ii) To encourage densification that supports pedestrian and transit-oriented design while remaining compatible with the character of adjacent residential neighborhoods.

Permitted Uses

Financial Institutions, Health Care Offices, Offices, Remote Work, Restaurants, Retail and Consumer Services.

Discretionary Uses

Accessory Uses, Animal Services, Apartments, Artist Studios, Attached Housing, Backyard Suite, Bars, Business Support Services, Clubs, Community Centres, Community Food Service, Community Shelter, Community Social Services, Cultural Facilities, Day Care Facilities, Drive-Through Services, Duplex, Education Institutions, Garages, Garden Centres, Government Services, Home Business- Major, Home Business- Minor, Hotels, Motor Vehicle Gas Stations, Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022, Multiple Unit Residential Development, Parking Facilities, Places of Amusement, Recreation Facilities, Supervised Consumption Site and Temporary Vendors.

RIGHTS OF WAY AND EASEMENTS

No rights of way or easement affecting the property.

STREET IMPROVEMENTS

The property is accessed via South Railway Street SE, which is asphalt paved, has concrete curbs and street lighting.

OFF-SITE LEVIES

Off-site levies are NOT owing.

OTHER INFORMATION

- The sale must be approved by the City in accordance with the *Municipal Government Act* (Alberta).
- The purchaser is responsible for receiving all approvals from the Planning Authorities. Information on steps necessary to obtain permits, adherence to the Land Use Bylaw, adherence to applicable building codes, off-site levies and access information can be obtained from Planning & Development Services Department @ 403-529-8374
- Information on taxes or assessment on land and proposed development can be obtained from the Assessment Department @ City Hall or at 403-529-8144.
- Applicants shall acknowledge if working with a REALTOR in the application.

PURCHASE PROCESS

The Purchaser will be required to enter a Real Estate Purchase Contract satisfactory to the City Solicitor. The offer will be written on The Seller's Real Estate Purchase Contract. Acceptance of the contract by both The Purchaser and The Seller is required prior to the contract being fully executed.

CONTACT:

Land & Real Estate – Environment, Land, and Gas Production 364

Kipling Street SE

Medicine Hat,

Alberta Tel:

403.529.8248

E-mail: land@medicinehat.ca

SERVICING INFORMATION

The lot is fully serviced with municipal water and sewer, natural gas, electricity, telephone, and high-speed internet.

For further information, please contact:

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sanitary)	403.529.8164
Municipal Works (road/stormwater)	403.529.8161
Planning & Development (development authority)	403.502.8374
Telephone, cable and WIFI	