

**698 South Railway Street SE
Medicine Hat, Alberta****MLS # A2271659****\$250,000****Division:** SE Hill**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 0 sq.ft.**Zoning:** MU**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** Land only

Discover an exceptional opportunity with this vacant corner lot located in a high traffic, high visibility area. Positioned for maximum exposure, this property benefits from steady vehicle flow and excellent visibility from the Allowance Avenue overpass, making it ideal for future development or long-term investment. Adding to its appeal, the property features two income-producing billboards, a large 10' x 20' billboard generating reliable monthly revenue, plus a 4' x 8' billboard bringing in supplementary monthly income at a lower rate. Whether you're looking to build, hold, or leverage the existing advertising income, this property offers excellent value.