

FOR SALE



WELL ESTABLISHED
HOSPITALITY BUSINESS,
BUILDING, WITH ADDITIONAL
13 RESIDENTIAL SUITES ON
LARGE LOT.

Established Hospitality Asset | Owner-Occupied Mixed-Use Real Estate | Southern Alberta

A long-standing and highly recognizable hospitality institution, established in 1980, the business has operated continuously for over 45 years, evolving with the market while maintaining its role as a cornerstone neighborhood pub and community gathering place.

Today, The business operates as a diversified, multi-concept hospitality and mixed-use asset, including:

Neighborhood pub & destination sports bar

Live music and entertainment venue

Chef-driven kitchen

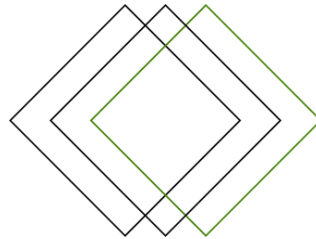
Off-site catering operation

Private functions, buyouts, and events

Residential rental component (13 apartments)

Active community partner and fundraiser host

The business occupies a 28,000 sq. ft. repurposed heritage building that is over 100 years old, extensively upgraded and modernized to support both commercial and residential operations while preserving its character



Real Estate & Tenancy Structure

- Single-tenant building
- Lease structure: True Net
- Annual rent paid by tenant: \$240,000
- Tenant is responsible for all building operations, maintenance, and management
- All revenue generated within the building (food & beverage sales, catering, events, residential income, and ancillary uses) accrues to the tenant
- Landlord receives one fixed monthly payment
- This structure provides predictable income, operational simplicity, and full control for the owner-operator

CONTACT US

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GRASSROOTS

REALTY GROUP

Residential Component – 13 Apartments

- *The building includes 13 residential apartments, which have always formed*

part of the property’s mixed-use profile and represent a key diversification element.

- *As part of the current redevelopment:*

8 of the original apartments have been fully demolished

All 8 units are being completely rebuilt, while the other 5 have been updated

The residential redevelopment represents the largest portion of the current capital

investment

- *All units will be completed and delivered prior to sale*

Apartment Rebuild Scope

- *New, improved floor plans*
- *Kitchenettes in each unit*
- *Fully updated electrical, plumbing, and mechanical systems*
- *Coin-operated laundry facilities*
- *Improved fire separation, sound attenuation, and life-safety compliance*
- *Modern finishes aligned with long-term rental demand*

This residential component provides diversified income to the tenant, reduces

reliance on food and beverage revenue alone, and materially improves overall cash flow stability

Asset Summary

Building Size: 28,000 sq. ft.

Use: Hospitality + Residential

Residential Units: 13 (fully rebuilt)

Lease Type: True Net

Business Lines

Sports bar & live entertainment

Catering & off-site food service

Private events & buyouts

Residential rental income

Capital Program

Kitchen expansion (completed)

Apartment rebuild (in progress, delivered pre-sale)

Fire rating & exiting upgrades

Investment Thesis

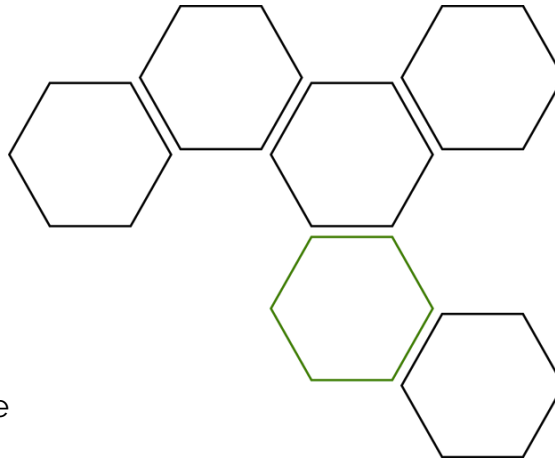
Established brand + modern infrastructure

Diversified revenue streams

Conservative accounting with strong real cash flow

Significant tax efficiency

Clean balance sheet at closing



Jen Boyle

REALTOR®

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Born and raised in Medicine Hat, I bring deep local knowledge and extensive experience in both commercial and residential real estate. Over the years, I have built a strong network of buyers, sellers, landlords, and tenants, allowing me to connect people with the right opportunities and deliver meaningful results. I am deeply invested in this community and committed to providing professional guidance built on trust, experience, and local insight

SHARES OFFERED FOR

\$5,800,000