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## 1496 BRIER PARK CRESCENT NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
27303


**MLS ID:**  
A2187337

**\$5,555,000**



 **ADAM ANDREWS**

 **AVISON YOUNG**  
 403-330-3338

 1496 Brier Park Crescent NW, Medicine Hat , Alberta T1C1T8

**Transaction Type**

For Sale

**Days On Market**

229

**Zoning**

I-G

**Subdivision**

Brier Park Industrial

**Year Built**

1970

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Industrial

**Legal Plan**

0113682

**Building Area (Sq. Ft.)**

104666.00

**Building Area (Sq. M.)**

9723.71

**Lot Size (Sq. Ft.)**

356320

**Lot Size (Acres)**

8.18

**Inclusions**

Contact Listing Agent

**Restrictions**

Utility Right Of Way

**Reports**Aerial Photos,Appraisal,Building  
Plans,Title

Receivership sale of a large-scale industrial manufacturing facility in Brier Industrial Park. Situated on 8.18 acres, the 104,666 SF building features 24'-36' ceiling heights, four 5-ton cranes, and one 10-ton crane, making it ideal for heavy industrial use. Steel frame construction and rail access at the rear of the lot further enhance its suitability for industrial operations. Expanded and renovated in 1990, this property offers a unique opportunity for owner-users or redevelopment.

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