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81 BRIER ESTATES WAY NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
34781


MLS ID:
A2300101

\$849,900



 **BERNIE LEAHY**
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 RIVER STREET REAL ESTATE
 403-527-4000

 81 Brier Estates Way NW, Medicine Hat , Alberta T1C0B2

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| Transaction Type For Sale | Title Fee Simple | Days On Market 62 |
| Zoning I-G | Subdivision Brier Park Industrial | Year Built 2009 |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 8210402 | Building Area (Sq. Ft.) 4800.00 | Building Area (Sq. M.) 445.93 |
| Lot Size (Sq. Ft.) 27251 | Lot Size (Acres) 0.63 | Footprint (Sq. Ft.) 4800 |
| Construction Type Metal Frame | Cooling Central Air | Heating Make-up Air,Exhaust Fan,Forced Air,Natural Gas,Radiant |
| Inclusions washer, dryer, shed | Restrictions None Known | Reports Floor Plans,RPR |

4,800 square foot building for sale, located in Brier Park Industrial area of Medicine Hat. The building features a 1,200 square foot front office space, with two washrooms, one private office, and large reception area. The 3,600 square foot shop space has an additional 1,200 square foot mezzanine that could be used as storage or additional office space. The mezzanine includes a washroom with a walk in shower. The shop area has two automated 14' x 14' overhead doors, three hoists, built-in airlines for air compressor, built-in pressure washer, radiant heat, make up air unit, exhaust, floor drain and LED lighting. Electrical panel is 225 AMP 240 Volt. The front paved parking lot offers 19 designated stalls for customer use, with additional fenced areas on both sides of building for extra storage, including a shed. This property is also available for lease @ \$12.00/sqft net, see MLS A2300123.

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