

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

81 BRIER ESTATES WAY NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta

Listing ID:
34782


MLS ID:
A2300123

\$12



 **BERNIE LEAHY**
 (403) 502-2528

 RIVER STREET REAL ESTATE
 403-527-4000

 81 Brier Estates Way NW, Medicine Hat , Alberta T1C0B2

Transaction Type For Lease	Title Leasehold	Days On Market 65
Lease Amount 12.00	Lease Frequency Annually	Lease Term Negotiable
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	Roof Metal	Cooling Central Air
Heating Make-up Air,Exhaust Fan,Forced Air,Natural Gas,Radiant	Inclusions washer, dryer, shed	Restrictions None Known
Reports Floor Plans		

4,800 square foot building for lease, 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. Asking \$12.00NNN, plus estimated occupancy costs of \$3.50/sqft and seperately metered utilities plus GST. This property is also available for sale at \$849,900, see MLS A2300101.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.