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48 BRIER PARK BAY NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Medicine Hat, Alberta



Listing ID:
35069


MLS ID:
A2306294

\$1,995,000



 **DAN KITCHING**
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48 Brier Park Bay NW, Medicine Hat , Alberta T1A 7E4

Transaction Type For Sale	Title Fee Simple	Zoning I-G
Subdivision Brier Park Industrial	Building Type Free-Standing	Year Built 2004
Structure Type Industrial	Property Type Commercial	Property Sub Type Industrial
Legal Plan 8410187	Building Area (Sq. Ft.) 11000.00	Building Area (Sq. M.) 1021.92
Lot Size (Sq. Ft.) 260488	Lot Size (Acres) 5.98	Inclusions None
Restrictions Utility Right Of Way	Reports Title	

Exceptional opportunity to acquire an 11,000 SF industrial shop positioned in Medicine Hat's established Brier Park Industrial Park, one of the city's premier general industrial nodes located just north of Trans-Canada Highway (#1). Situated on a 5.98 acre parcel, this turnkey facility is purpose-built for anyone looking for drive-thru functionality, featuring six (6) drive through bays, plus a drive-thru wash bay, all with 16' x 12' OHD. The Shop is further enhanced by 20' ceiling height, 1,000 SF mezzanine, ample power, a commercial air compressor, and an air exchange unit ensuring a safe and comfortable working environment year-round. Staff amenities are well-appointed with two offices, a lunchroom, two bathrooms (including one with a shower), a dedicated storage room, and a tool room. The substantial land-to-building ratio offers significant yard storage, equipment staging, or further expansion potential.

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