

Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

48 BRIER PARK BAY NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Medicine Hat, Alberta

Listing ID: 35075

MLS ID: A2306666

\$12



DAN KITCHING (403) 866-1334

AVISON YOUNG 403-330-3338

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

Transaction Type For Lease	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. Operating costs are estimated at \$3.85 PSF.

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.