



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**48 Brier Park Bay NW
Medicine Hat, Alberta**

MLS # A2306294



\$1,995,000

Division: Brier Park Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,000 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 5.98 Acres

Sewer: -

Lot Feat: -

Inclusions: None

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.