



GRASSROOTS
REALTY GROUP

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**1496 Brier Park Crescent NW
Medicine Hat, Alberta**

MLS # A2187337



\$5,119,488

Division: Brier Park Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: 1496 Brier Park Cres NW

Bus. Name: -

Size: 104,666 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 8.18 Acres

Sewer: -

Lot Feat: -

Inclusions: Contact Listing Agent

Receivership sale of a large-scale industrial manufacturing facility in Brier Industrial Park. Situated on 8.18 acres, the 104,666 SF building features 24'-36" ceiling heights, four 5-ton cranes, and one 10-ton crane, making it ideal for heavy industrial use. Steel frame construction and rail access at the rear of the lot further enhance its suitability for industrial operations. Expanded and renovated in 1990, this property offers a unique opportunity for owner-users or redevelopment.