



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3392 Gershaw Drive SW  
Medicine Hat, Alberta**

**MLS # A2188490**



**\$2,100,000**

---

**Division:** SW Hill

---

**Lot Size:** 69.00 Acres

---

**Lot Feat:** -

---

**By Town:** -

---

**LLD:** 22-12-6-W4

---

**Zoning:** FUD

---

**Water:** -

---

**Sewer:** -

---

**Utilities:** -

---

APPROXIMATELY 69 +/- ACRES OF LAND AVAILABLE THAT IS ZONED FUD(FUTURE URBAN DEVELOPMENT). ALSO OF NOTE IS ALL CITY UTILITIES ARE NEARBY PROPERTY LINE AND SEPARATE ACCESS AVAILABLE TO LAND. MANY OPPORTUNITIES ARE POSSIBLE ON THIS LAND. ALSO 65 ACRES OF HIGH PRESSURED SMRID WATER RIGHTS AVAILABLE