

Industrial Land For Sale

Asking price:
\$599,900

1525 Brier Park Road NW
Medicine Hat, AB T1C 1V2



This land is located along Brier Park Road,
which is a main artery joining the North part of Medicine Hat
to Box Springs Business Park and Redcliff.
Easy access to the Trans Canada Highway.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 -Cell

COMMERCIAL ONE
RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

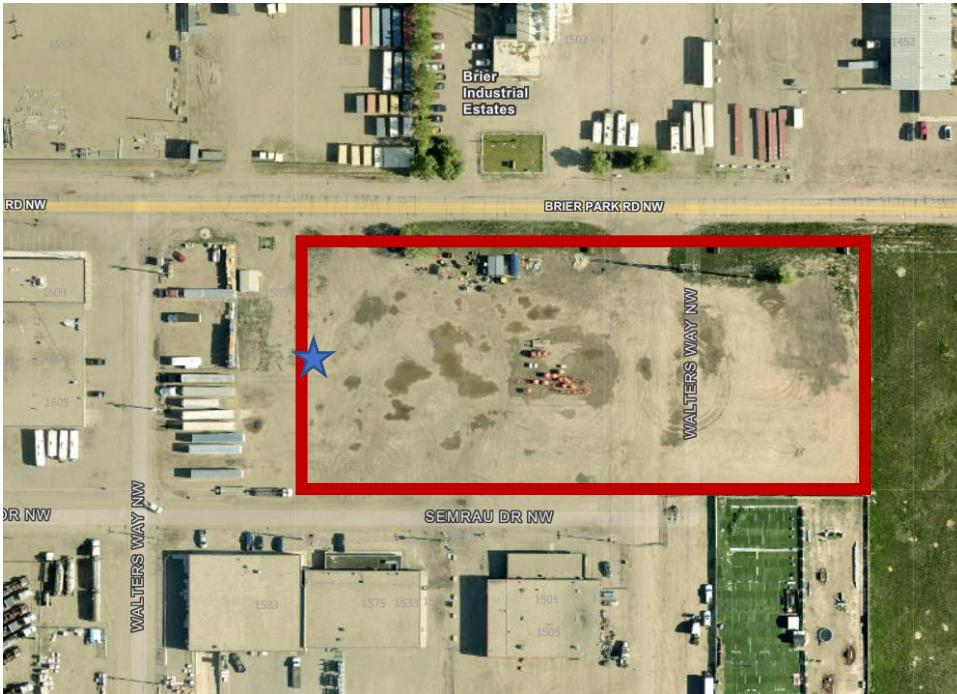
403.526.1111
team@commercial1.ca



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3.61 acres (604'x260')

2024 taxes - \$11,855.00

Zoned 'General Industrial'

Plan 0410555 Block 6 Lot 3

★ **Site has a high pressure gas production line on it – see additional info**

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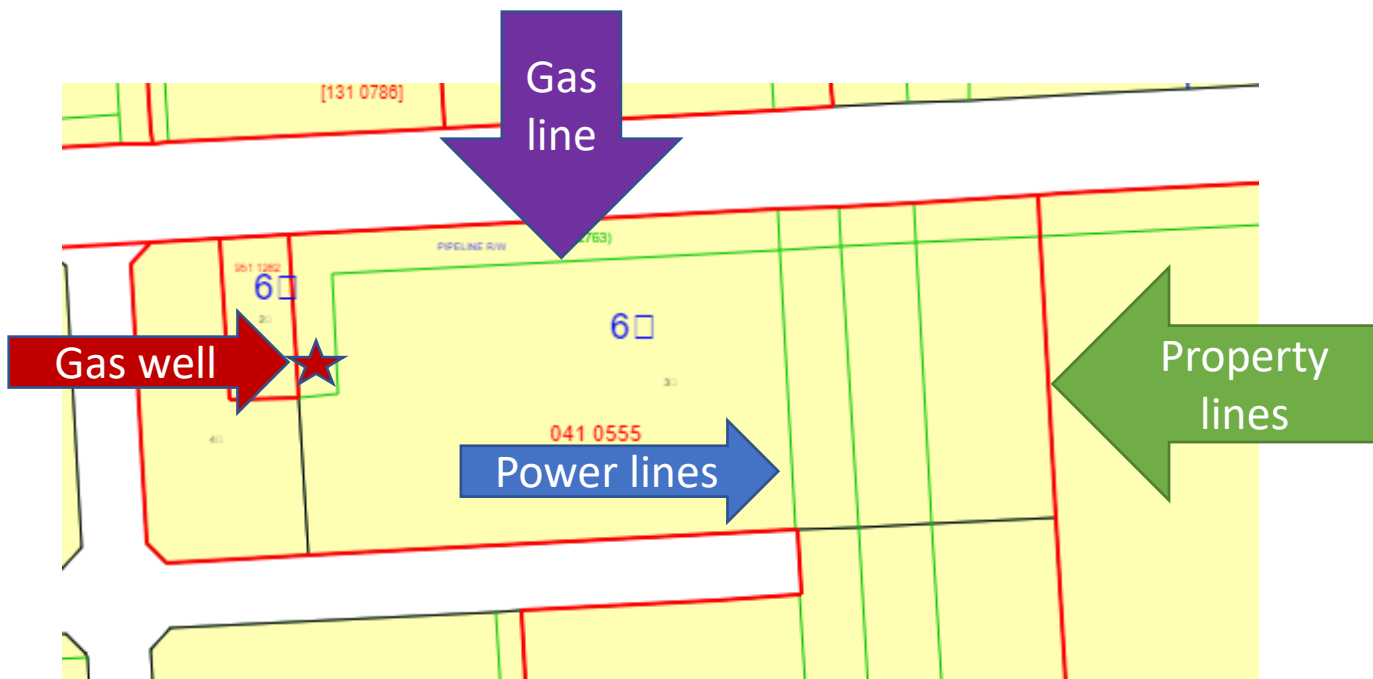
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The following info was obtained from the City of Medicine Hat regarding NG & PR Surface Land improvements.

- No surface improvements (dwelling, industrial plant, etc) may be within 100 m of any City wellhead, unless the land owner applies to and receives approval from the Alberta Energy Regulator and the City of Medicine Hat for a setback reduction.



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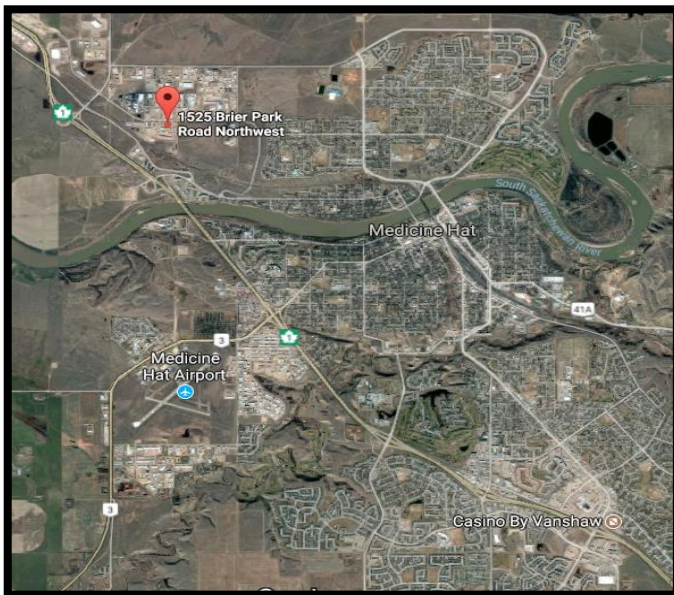
ZONING: GENERAL INDUSTRIAL DISTRICT (I-G)

PERMITTED USES ¹²⁰

Government Services
Industrial Operations
Industrial Support Services
Motor Vehicle and R.V. Sales
Motor Vehicle Gas Stations
Motor Vehicle Service
Stations

DISCRETIONARY USES ¹²¹

Accessory Uses
Adult Establishments
Animal Services
Business Support Services
Education Institutions
Funeral Establishments
Garden Centres
Greenhouses
Markets
Parking Facilities
Places of Amusement
Recreation Facilities
Renewable Energy
Restaurants
Resource Extraction
Salvage Facilities
Self-Storage Facilities



120 Amended by Bylaw 4634 – September 9, 2020

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