

**AVISON
YOUNG**

For Sale / Lease

1442-1454 Brier Estates Crescent NW
Medicine Hat, Alberta



Subject
properties

Avison Young is pleased to present the opportunity to lease \pm 8,500-25,000 sf of warehouse/shop space within North-west Medicine Hat.

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FOR SALE: 1442-1454 Brier Estates Crescent NW

Property details

ZONING

Industrial-General (I-G)

YEAR BUILT

2006

SITE SIZE

7.53 acres (fully secured and graded)

BUILDING SIZE

25,000 sf (3 buildings)

SALE PRICE

\$3,875,000

AVAILABILITY

Immediately

Opportunity

Avison Young is pleased to present the unique opportunity to purchase all three properties located along Brier Estates Crescent in Medicine Hat, Alberta. With immediate access to Highway-1, these properties offer ample, secured yard and functional shop space.



1454	1448	1442	Total
SOLD Building: ± 8,000 sf Lot Size: 1.56 acres	Building: ± 8,500 sf Lot Size: 2.04 acres	LEASED Building: ± 8,500 sf Lot Size: 3.93 acres	Building: ± 25,000 sf Lot Size: 7.53 acres



FOR LEASE: 1448 Brier Estates Crescent NW, Medicine Hat, Alberta



Property details

ZONING

Industrial-General (I-G)

LOADING

10 drive-in doors
(4 drive-through)

SITE SIZE

2.04 acres (fully secured and graded)

POWER

TBV

AVAILABILITY

Immediately

NET RENT

Market - Please Contact

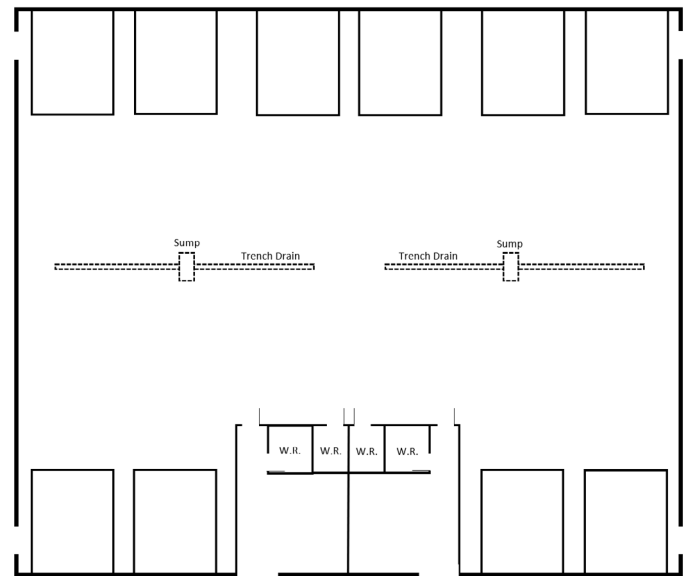
ADDITIONAL RENT

TBV

Opportunity

Avison Young is pleased to present the opportunity to lease $\pm 8,500$ sf of warehouse/yard space located in Calgary at 1448 Brier Estates Crescent. The Property is composed of 4 drive-through doors, a large secured yard space, and a large reception area.

Property Floorplan



Location

Situated in Medicine Hat, Alberta, this site offers up to 2.04 acres of yard within Brier Industrial Estates. The property has immediate access to Highway-1 and Medicine Hat Airport.

Available area

1448	
Office/ showroom	± 743 sf
Warehouse	$\pm 7,757$ sf
Total	$\pm 8,500$ sf

Property Images





Contact for more information

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