

INDUSTRIAL SHOP FOR SALE

For Sale:

~~\$1,000,000~~

\$1,600,000

1954 10th Ave NW
Medicine Hat, AB



Solid Industrial building in Brier Park, Medicine Hat. This facility has over 22,000 sq ft on the main floor and 3700 sq ft of mezzanine/second floor office space. Previously occupied by a machine shop, this building has 600 amp power, 3-5 tonne rail cranes, 1- 3 tonne rail crane and a couple jib cranes. The original building is block construction with office development in the front and shop with staff washrooms, staff room and second floor office space. The addition has approximately 3600 sq ft of shop space that is air conditioned. The yard is back is fully fenced and paved. The roof on the main building was just replaced with a rubber membrane this year.



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



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SALIENT FACTS:

Property Taxes: \$41,455 (2023)

Zoned: I-G – General Industrial

Built: 1985

Lot Size: 0.88 acres (170' x 226')

Building Size:

22,107 sq ft – main floor

3,761 sq ft – 2nd floor/mezzanine

25,868 sq ft – total

Legal Description:

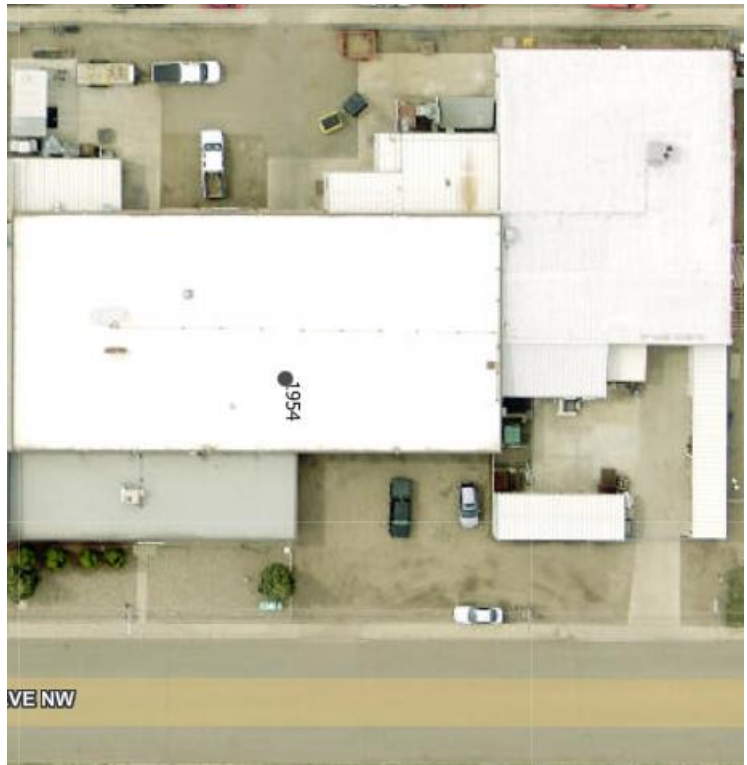
Plan 7410784, block D, Lot 4-6

Average utilities: \$6,732/m (when in operation)

Ceiling Height: 18'

Overhead doors: 3 – 16' high

Cold Storage buildings in front



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Mezzanine



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ZONING: General Industrial District (I-G)

PERMITTED USES ¹⁴¹

- (i) Industrial Support Services
- (ii) Motor Vehicle and R.V. Sales
- (iii) Motor Vehicle Gas Stations
- (iv) Motor Vehicle Service Stations
- (v) Self-Storage Facilities

DISCRETIONARY USES ¹⁴²

- (i) Accessory Uses
- (ii) Adult Establishments
- (iii) Animal Services
- (iv) Business Support Services
- (v) Education Institutions
- (vi) Funeral Establishments
- (vii) Garden Centres
- (viii) Government Services
- (ix) Greenhouses
- (x) Industrial Operations
- (xi) Parking Facilities
- (xii) Places of Amusement
- (xiii) Recreation Facilities
- (xiv) Renewable Energy
- (xv) Restaurants
- (xvi) Retail and Consumer Services
- (xvii) Temporary Vendors



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