

Industrial land for sale

2650 Box Springs Close NW
Medicine Hat, AB



**Premium land parcel
offering outstanding
potential in the Box
Springs Business Park**



4.51 acres



Development
ready site



Prime location,
excellent visibility

Get more property information

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Property Description

Positioned at 2650 Box Springs Close NW, along the primary access route to Box Springs Business Park, this premium land parcel offers outstanding potential in one of Medicine Hat's most active commercial zones.

Nestled on a private cul-de-sac, the site combines high visibility with convenient access—ideal for businesses seeking strategic placement and operational flexibility.

Whether you're planning a custom build, multi-tenant facility, or investment project, this site is ready to bring your vision to life. Contact an Associate today to explore how this location can support your business goals.

Location Description

Positioned directly across from Co-op Place, the city's premier event centre, the site benefits from year-round traffic and visibility with 250,000 annual visitors. Other neighbouring tenants include: Kal Tire, Fox Safety, CARSTAR Medicine Hat, Costco, Boston Pizza, The Keg, Princess Auto, Horizon Veterinary Services, and Mattress Mattress.

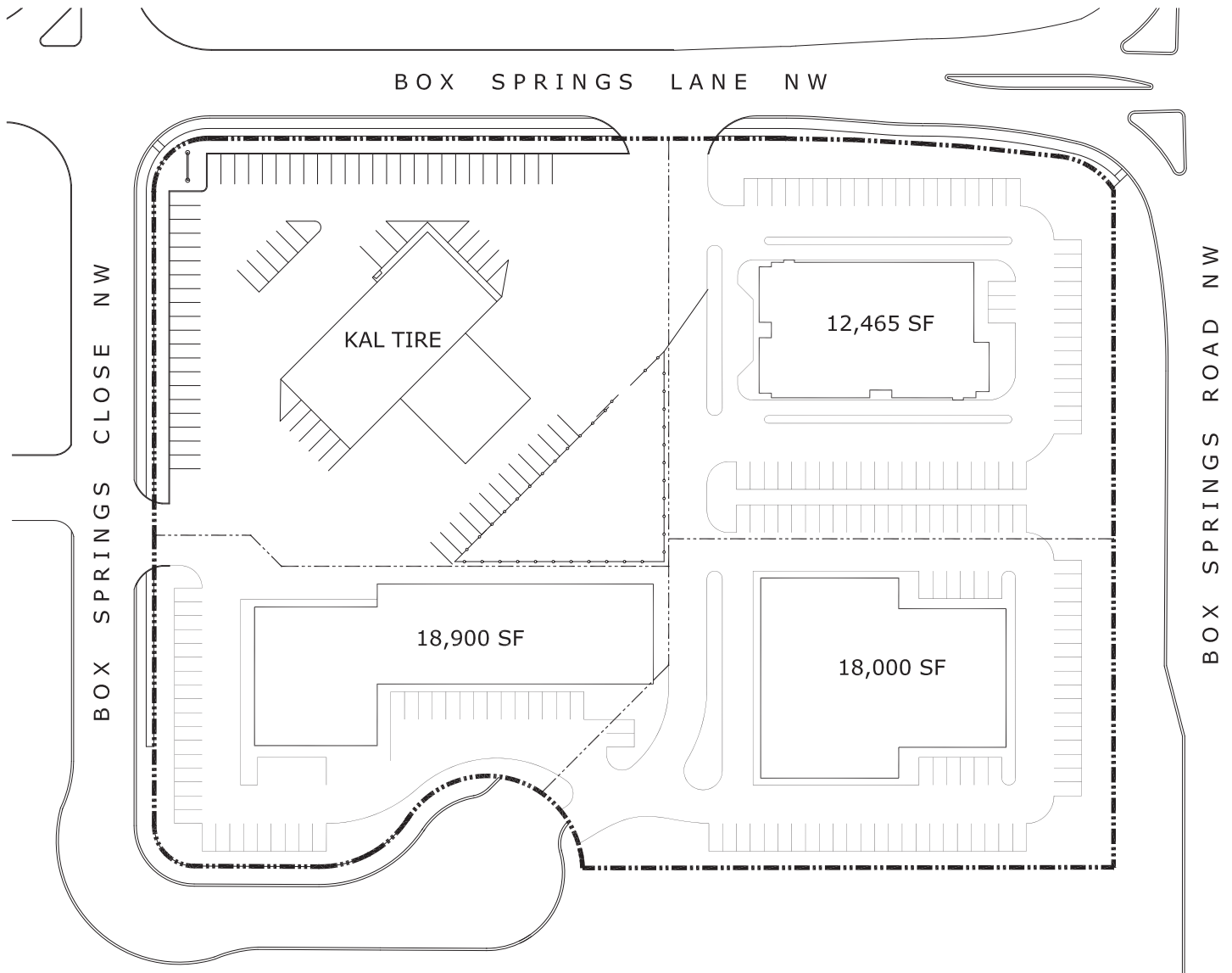
Offering Summary

Opportunity	4.51 acres
Legal Address	08122533;1;2
Zoning	Business Industrial (I-B)
Sale Price	\$335,000 per acre
Possession	Negotiable

Property Highlights

- Flexible parceling and subdivision options
- Private cul-de-sac access
- Land is stripped and prepped for development
- Business industrial zoning supports diverse development options
- Strategic location near major transportation routes

Potential Concept of Future Development





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