

**AVISON
YOUNG**

ROYAL LEPAGE

Land for sale

2377 Box Springs Blvd NW
Medicine Hat, AB



**Strategic commercial land
with excellent highway
visibility and strong year
round traffic flow**



Up to 10.8 acres



Prime retail and
service use sites



High-traffic
visibility

Get more property information

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Property Description

The offering at 2377 Box Springs Blvd NW consists of two highly visible commercial development parcels – 1.98 acres and 7.54 acres – positioned within the Box Springs Business Park. Together or individually, these sites provide exceptional exposure and direct access to the Trans-Canada Highway (Hwy 1), making them ideal for a wide range of commercial, retail and service-oriented developments.

Both parcels feature excellent sight lines, flat topography, straightforward access/egress along Box Springs Blvd and off-site levies reported as paid. Some services already in place.

Vendor Financing is available, with terms and conditions to be determined.

Property Highlights

- Highway-front exposure
- Proximity to national tenants
- Flexible development potential
- Fully serviced, development ready
- Off-site levies reported as paid
- Highway commercial zoning

Offering Summary

| | |
|-----------------------|--|
| Site Size | Site 4 - 7.54 acres Site 6 - 1.98 acres |
| Legal Address | 0812898;1;8 |
| Zoning | Highway Commercial |
| Sale Price | Site 4 - \$299,000 per acre Site 6 - \$305,000 per acre |
| Assessed Value | \$1,348,700 |
| Possession | Negotiable |

Location Description

Located directly across from Costco and surrounded by major national retailers, restaurants, hotels, and automotive/service users, the properties benefit from a strong consumer draw and consistent daily traffic.

High-visibility, fully serviced commercial land available in Medicine Hat's Box Springs Business Park, directly off Trans-Canada highway, and immediate exposure with strong year-round traffic. The site sits at the intersection of Box Springs Blvd. and Box Springs link.



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