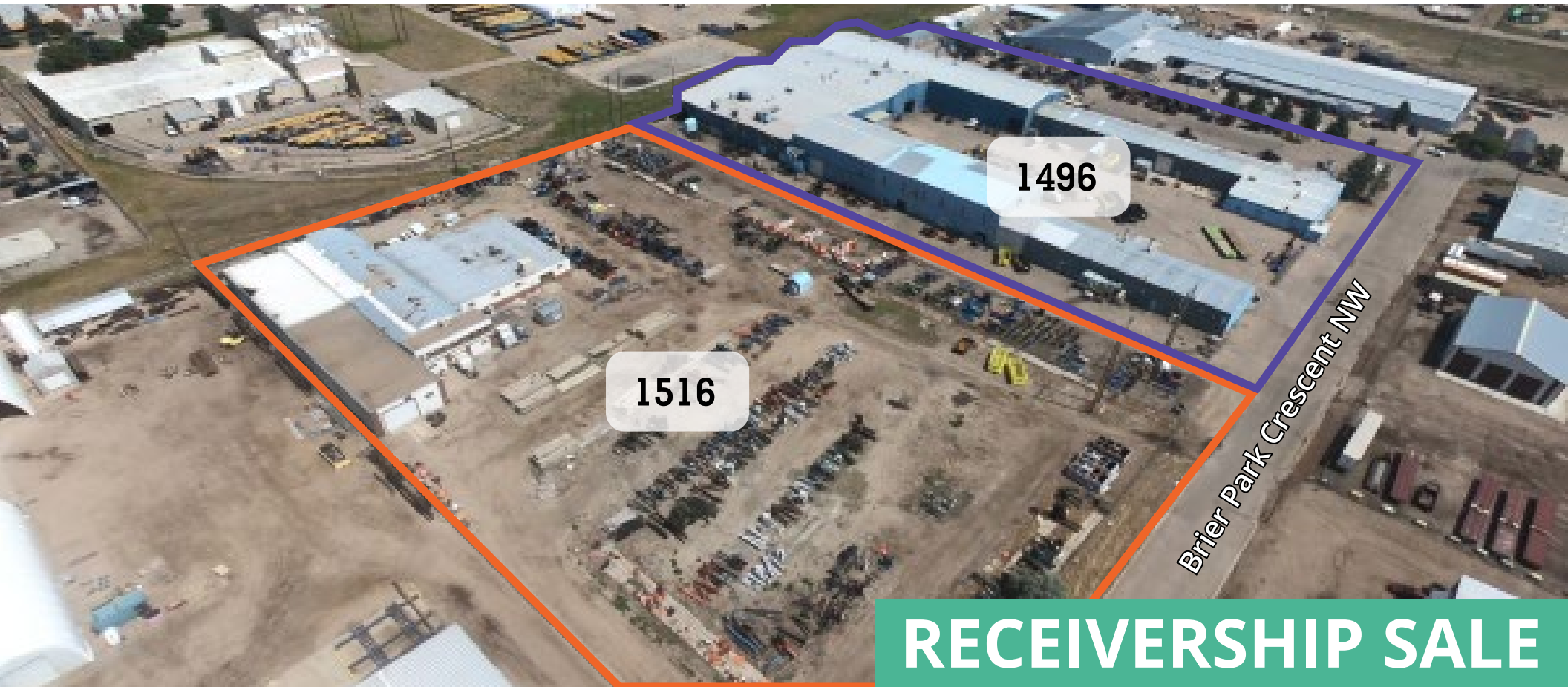


**AVISON  
YOUNG**

# 1496 and 1516 Brier Park Crescent NW

Medicine Hat, Alberta



1496

1516

Brier Park Crescent NW

**RECEIVERSHIP SALE**

## For more property information

**AVISON  
YOUNG**

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### Josh Marti

Principal, Senior Associate  
403 942 0144  
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Gas Light Plaza #105 | 579 - 3 Street SE | Medicine Hat, AB | 403 330 3338

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# Property Overview

## Municipal Address

1496 Brier Park Crescent NW  
Medicine Hat, AB

## Legal Address

0113682;2;5

## Zoning

General Industrial (I-G)

## Building Area

104,666 SF

## Site Area

8.18 Acres

## Sale Price

\$5,555,000

## Taxes

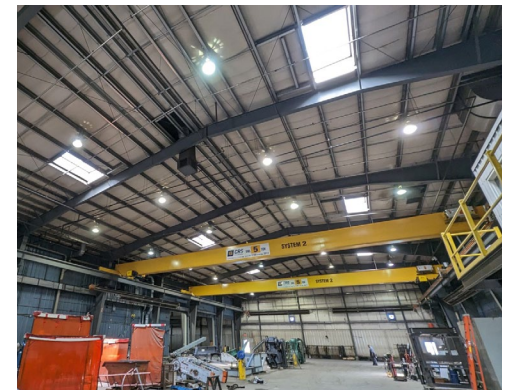
\$70,899.08

## Year Built

Rear addition built in 1990



1496 Brier Park Crescent NW



## Property Details

Large industrial or industrial manufacturing opportunity located in the Brier Industrial Park. Renovated in 1990, this property was expanded from its original offering to a 100,000+ square foot assembly-line facility. The property currently has three month-to-month tenancies and is also well suited to an owner-user with an industrial use, specifically an industrial manufacturing facility that could make use of the assembly line setup and 5 to 10 ton cranes. Please contact a listing agent to discuss the opportunity further.

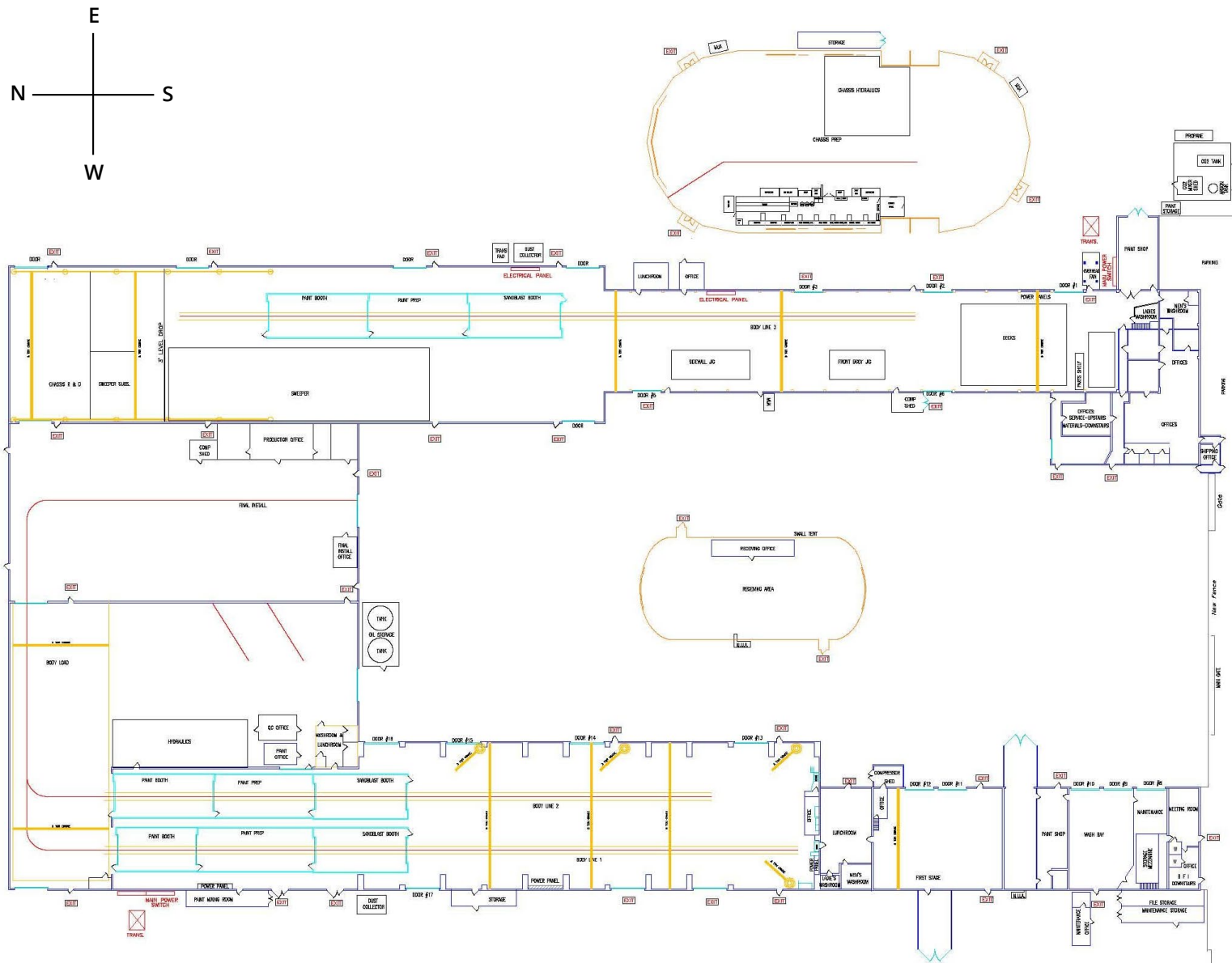
## Highlights

- 24' - 36' ceiling height
- 4 x 5 ton cranes
- 1 x 10 ton crane
- Steel frame construction
- Rail access behind lot

*\*These two neighbouring properties can be sold together or separately.*

# INDUSTRIAL FLEX OPPORTUNITY

1496 Brier Park Crescent NW





# Property Overview

## Municipal Address

1516 Brier Park Crescent NW  
Medicine Hat, AB

## Legal Address

6293JK;3

## Zoning

General Industrial (I-G)

## Building Area

29,955 SF

## Site Area

4.96 Acres

## Sale Price

\$895,000

## Taxes

\$27,655.60

## Year Built

1975



1516 Brier Park Crescent NW



## Property Details

Industrial redevelopment opportunity in the Brier Industrial Park. The property consists of nearly 5 acres of fenced yard space, where the front portion of the site could be fully developed independently of existing buildings, or the entire site could be redeveloped in phases. With an open warehouse floor and adjoining quonset, the existing building has most recently been used as a storage facility. Please contact a listing agent to discuss the opportunity further.

## Highlights

- Fully leased property
- 3-phase, 600 volt power, 800 AMP
- 12' - 18' ceiling height
- Large, fenced yard space
- Rail access behind lot

*\*These two neighbouring properties can be sold together or separately.*

**REDEVELOPMENT  
OPPORTUNITY**

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON  
YOUNG**

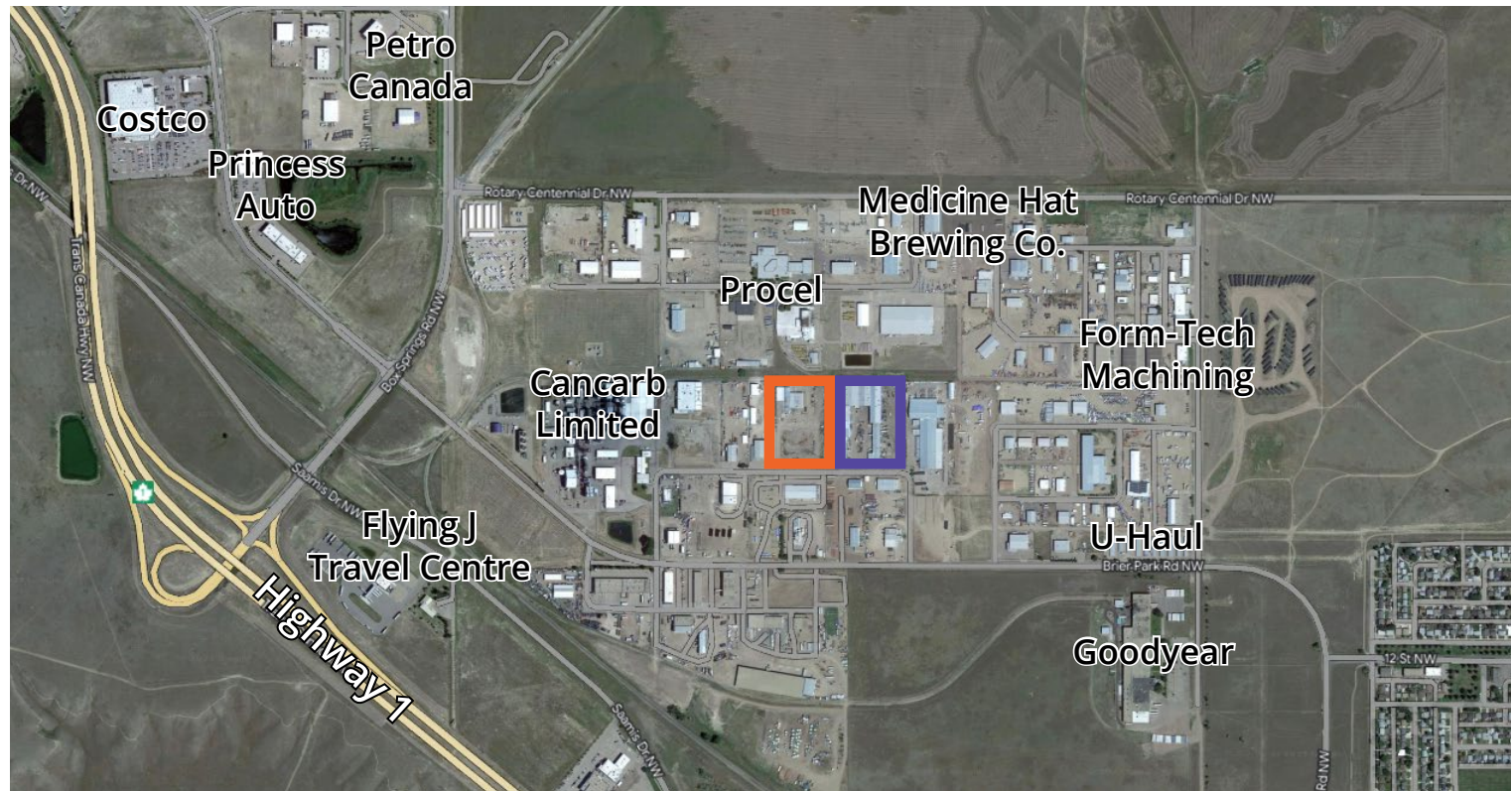
# Uses

## Permitted Uses

- Industrial Support Services
- Motor Vehicle and R.V. Sales
- Motor Vehicle Gas Stations
- Motor Vehicle Service Stations
- Self-Storage Facilities

## Discretionary Uses

- Accessory Uses
- Animal Services
- Business Support Services
- Education Institutions
- Funeral Establishments
- Garden Centres
- Government Services
- Greenhouses
- Industrial Operations
- Parking Facilities
- Renewable Energy
- Retail and Consumer Services
- Temporary Vendors



## Location

These two properties are located in the Brier Industrial Park, which is primarily general industrial and has access to the Trans-Canada Highway. Medicine Hat is approximately 144 km North of the Wildhorse Canada/US border crossing, 169 km east of Lethbridge, and 295 km southeast of Calgary. It is intersected by the Trans-Canada Highway (Highway 1), which connects Saskatchewan and Eastern Canada to Calgary, and is the eastern terminus of the Crowsnest Highway 3, which comes from Western Canada through Southern Alberta. Medicine Hat is known as the "Gas City" for its industrial base and large natural gas reserves.



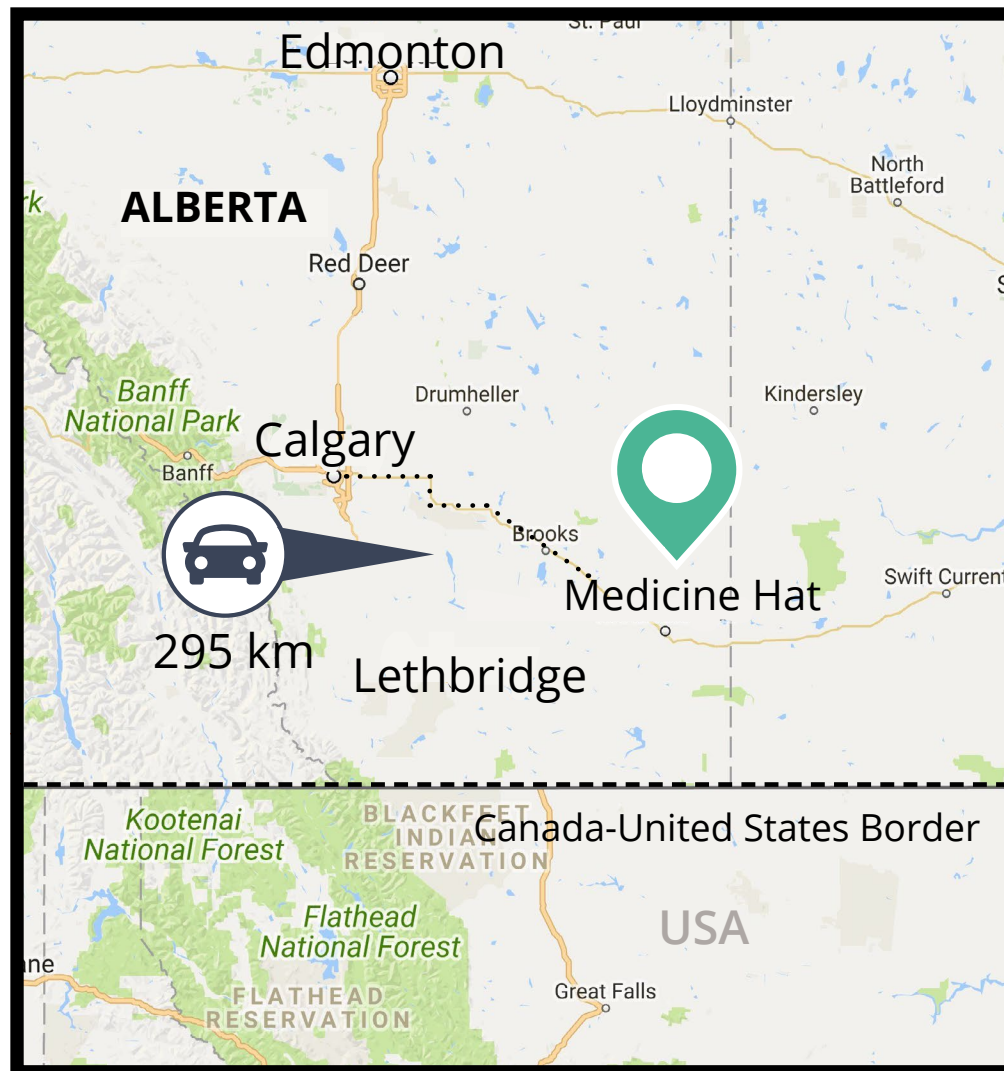




## Offering Process

*\*The sale of these properties are subject to court approval.*

- TBD - Transaction approval hearing
- TBD - Closing date deadline



## For more property information



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