



RECEIVERSHIP SALE

For more property information

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Daniel Kitching

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Josh Marti

Principal, Vice President
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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

\$5,119,488

Taxes

\$70,899.08

Year Built

Rear addition built in 1990



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

INDUSTRIAL FLEX OPPORTUNITY

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



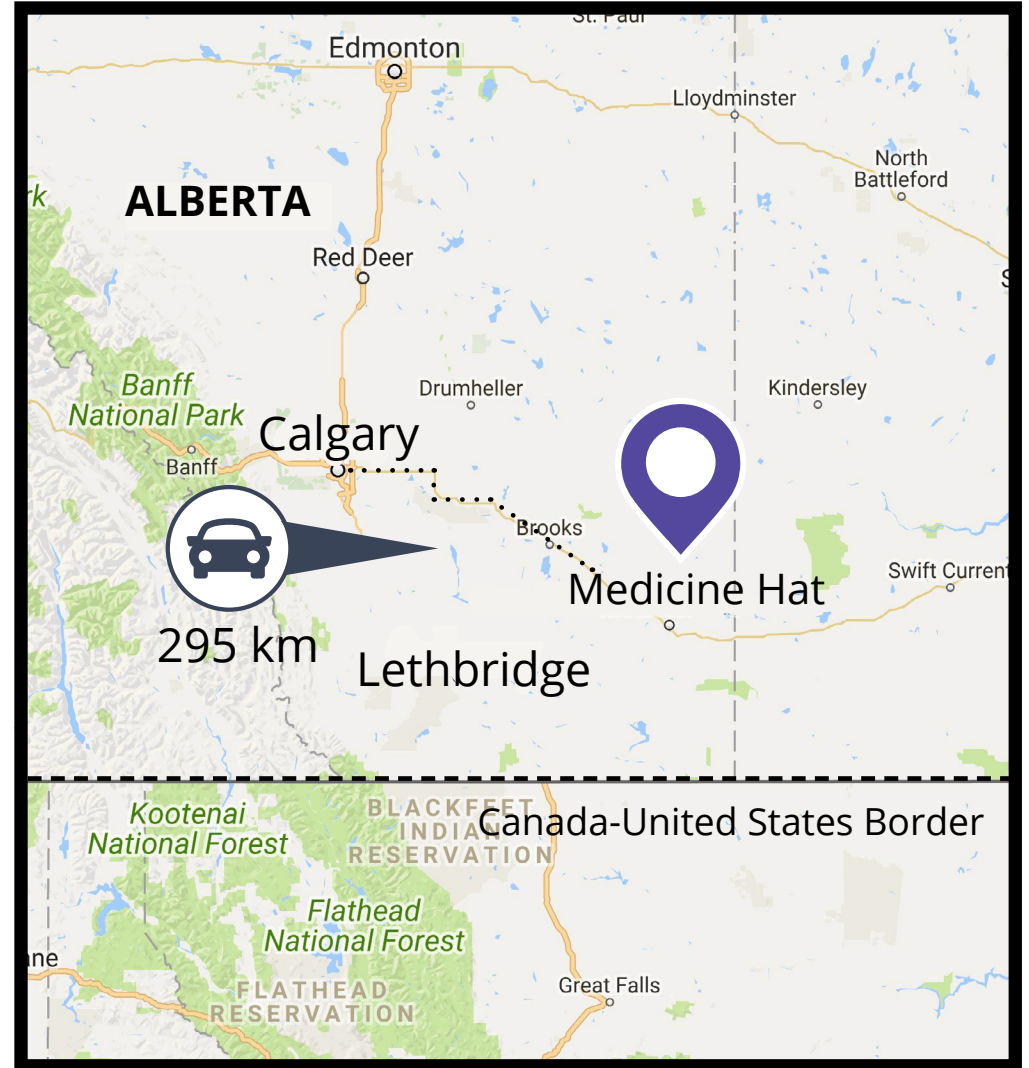
Location

The subject property is 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.



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

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Offering Process

**The sale of this property is subject to court approval.*

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

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