

**AVISON  
YOUNG**

# PRIME COMMERCIAL HIGHWAY LAND

Box Springs Business Park  
Medicine Hat, AB



**Sale Price**  
\$2,205,000



**Opportunity**  
4.90 Acres



**Zoning**  
Highway Commercial  
District



**Prime commercial land with direct access  
from the Trans-Canada Highway**

**Get more  
property  
information**

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**Property Description**

Desirable land parcel located in the Box Spring Business Park. This site is easily accessible from the Trans-Canada Highway (29,000 VPD+) and Box Springs Boulevard NW (9,760 VPD+). Highway Commercial zoning allows for a wide range of uses including Quick Service Restaurant, Restaurant, Retail and Consumer Services, and more. Please contact the Associate for further information.

**Location Description**

This commercial land parcel is located in a thriving development area and is only 10 KM's north of Medicine Hat's city centre. The site is in close proximity to the Co-op Place, and is surrounded by notable businesses such as Costco, McDonald's, A&W, Petro-Canada, Hampton Inn & Suites, The Keg Steakhouse, Boston Pizza, and Kal-Tire.

**Offering Summary**

Opportunity:	4.90 Acres
Legal Address:	A portion of Plan 2312398 Block 4 Lot 9
Zoning:	Highway Commercial District
Sale Price:	\$2,205,000 (\$450,000 / acre)
Taxes:	TBD
Possession:	Negotiable

**Property Highlights**

- Easy access off Trans-Canada Highway
- Prominent corner parcel
- Adjacent to Petro Canada and multiple Quick Service Restaurants



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# PRIME COMMERCIAL HWY LAND

# Box Springs Boulevard NW



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Aerial Map



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