



1.3 acres available in the Box Springs Business Park



1.3 acres



Ideal for a retail
or office user



Quick possession
available

Get more property information

Adam Andrews

Associate

403 942 8099

adam.andrews@avisonyoung.com



Property Description

This 1.3-acre site offers exceptional potential for a retail establishment or an independent professional office. Enjoy effortless accessibility and premium visibility with excellent signage potential and consistent traffic flow.

Location Description

Join a dynamic business community and surround yourself with top-tier neighbors like Costco, Princess Auto, Mattress Mattress, Horizon Veterinary Services, Oasis Car Wash, Boston Pizza, and Kal Tire. You'll be in great company.

Just minutes away from Co-op Place, the region's flagship sports and entertainment complex, this location benefits from exposure to more than 150,000 annual visitors, boosting visibility and drawing foot traffic.

Located in the Box Springs Business Park, the site is easy to access from the Trans-Canada Highway 1 (29,000 VPD+) and Box Springs Road (6,000 VPD+). Medicine Hat is home to 68,000 residents and serves a catchment area approximately of 117,000 people.

Offering Summary

Site Size	1.3 acres
Legal Address	0812898;1;8
Zoning	Highway Commercial
Sale Price	\$399,000
Property Taxes	\$13,582
Possession	Immediate

Permitted Uses

- Business and Professional Offices
- Business Support Services
- Day Care Facilities
- Health Care Facilities
- Government Facilities
- Motor Vehicle and RV Sales
- Motor Vehicle Gas Stations
- Motor Vehicle Service Stations
- Restaurants
- Retail and Consumer Services



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Avison Young | 704 4th Avenue South, Suite 295 | Lethbridge, AB T1J 0N8 | 403 330 3338

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