

# FOR SALE



## 1635 GERSHAW DRIVE SW

\$1,160,000

*Discover Gateway Business Park. This is a high-visibility Commercial/Industrial hotspot adjacent to YXH Airport and positioned at one of Medicine Hat's main entrances. This 3.74-acre parcel sits just off Highway 3 with quick access to Highway 1, offering incredible exposure and nonstop traffic flow. Perfect for logistics, a hotel, car wash/fuel station, drive-thru, light industrial, contractor shops, or other businesses. Land opportunities like this don't come often.*

**PROPERTY TYPE:** Vacant Land- with Service Capacity  
**LEGAL:** Lot 3, Block 6, Plan 2210461  
**SITE AREA:** 1.51 ha (3.73 acres)  
**LAND USE:** Flexible Zoning



## PROPERTY INFORMATION

<b>NEIGHBOURHOOD:</b>	Airport/Tower Estates
<b>LOCATION:</b>	1635 Gershaw Drive SW
<b>LEGAL DESCRIPTION:</b>	Lot 3, Block 6, Plan 2210461
<b>SITE AREA:</b>	1.51 ha (3.73 acres)
<b>LAND USE DISTRICT:</b>	Flexible Zoning

## PRICE

List Price: \$1,160,000

The price does not include any applicable Goods and Services Tax (GST).

## AS IS, WHERE IS

The Property is being sold on an “as is, where is” basis and the City of Medicine Hat make no representation and gives no warranty whatsoever as to the size, configuration, adequacy of services, soil conditions, or developability of the Property for any intended use by the Purchaser. The Property is considered an “infill site” and utility servicing and other municipal improvements and infrastructure in relation to the Property may not currently meet the City’s Municipal Servicing Standards. The Purchaser shall be responsible, at its expense, for any additional work and costs to develop the Property to meet the City’s Municipal Servicing Standards and any other requirements or standards determined by the City or the Development Authority.

## LAND USE

The Property is **currently zoned Airport District (A)**.

The purpose and intent of this District is to ensure the development of a high-quality gateway to the airport lands. This gateway is to be attractive, and developments must be complimentary to and support the success of the airport, while ensuring the integrity and safety of the airport operations.

## CONSTRUCTION TIMELINE

The City requires timely development of the Property. Purchasers must begin construction of a portion of their project within 18 months of closing, with work progressing at least to the footings and foundation stage, according to the approved concept.

## OFF-SITE LEVIES

Off-site levies are **NOT** owing.

## LOCATION

This 3.73-acre parcel is strategically positioned along a key commercial corridor near Highway 3, serving as a major entrance into Medicine Hat with convenient access to the TransCanada Highway. Located close to the Medicine Hat Regional Airport (YXH) and primary transportation networks, the site offers excellent accessibility and exposure. Flexible land use supports a range of airport-oriented and commercial developments, making this a highly desirable and well-located opportunity.

## OTHER INFORMATION

- The sale must be approved by the City in accordance with the Municipal Government Act (Alberta).
- It will be the responsibility of the Purchaser to repair any damage to the curb, gutter, lane, sidewalk, and roads during construction to the Municipal Servicing Standards.
- The Purchaser is responsible for receiving all approvals from the Development Authority. Information on the necessary steps to obtain permits, adherence to the Land Use Bylaw, applicable building codes and access information can be obtained from Planning & Development Services Department by requesting a pre-application meeting. The Planning & Development Services Department is located on 2nd floor of City Hall. Their phone number is (403) 529-8374.

## PURCHASE PROCESS

The Purchaser will be required to enter into a Purchase Sales Agreement satisfactory to the City Solicitor. The offer will be written on The Seller's Real Estate Purchase Contract. Acceptance of the contract by both The Purchaser and The Seller is required prior to the contract being fully executed.

### CONTACT:

Land & Real Estate – Environment, Land, and Gas  
Production 364 Kipling Street SE  
Medicine Hat, AB  
403.529.8248  
E-mail: [land@medicinehat.ca](mailto:land@medicinehat.ca)

## SERVICING INFORMATION

**The Property will be sold “as is, where is”.**

Servicing requirements are dependent on the future development plans of a Purchaser and will consider the proposed built form, layout, and service size requirements. Utility service mains are usually located in the road and laneway adjacent to the Property. It will be the Purchaser's responsibility to confirm the location and availability of utility capacity with City Departments to support development plans. It is recommended that a pre-application meeting with Planning & Development Services is set-up in the early stages of creating design plans.

**Water and Sanitary:** Water and sanitary sewer service stubs from the mains to the property line are not installed. The City's Environmental Utilities Department is to be retained by the Purchaser to install the water and sanitary sewer service stubs to the Property, at the Purchaser's cost. The Purchaser is to determine the appropriate service size and location based on the proposed design (typically completed through a fixture count). Environmental Utilities can be contacted to provide a free quote to complete the service connection and schedule the work when the service size and location are confirmed.

**Electric:** The Purchaser will be responsible for all service extension and/or connection costs and charges. The cost of the land purchase does not include the Electric Department transformer capacity charge. This charge is part of the electric servicing costs for the property and will be detailed when service size in amps and service voltage has been confirmed by the Electric Department

**Gas:** The Purchaser will be responsible for all service extensions and/or connection costs and charges. If the Property is subdivided into multiple lots or if there are multiple townhomes requiring separate services, the Purchaser will need a main extension through the alley to provide multiple service points. The Purchaser will be required to request a new gas service.

**Access:** Access to the Property may be restricted from First Street SW. There may be restriction on on-street parking on First Street SW. The lane north of the Property may be required to be paved and widened to a 9m standard, if intended for multifamily residential units/commercial or used as primary access for vehicle parking. All proposed vehicular access points to the Property are subject to the approval of the City's Planning & Development Services Department. All costs associated with auxiliary lanes, sidewalks, curb crossings, median breaks or other similar road works required for any proposed development will be at the expense of the purchaser.

**Storm:** The Purchaser will need to have a Stormwater Management Plan completed by a registered engineering professional for the development of the Property. Properties greater than 0.16 ha. Require on site storage. The Stormwater Management Plan will need to be designed to match the post development release rate to the pre-development release rate. Refer to the MSSM Section 5 for additional information.

**For further information, please contact:**

Gas Department (gas service)	403.502.8707
Electric Department (electrical service)	403.529.8257
Environmental Utilities (water and sanitary)	403.529.8164
Municipal Works (road/stormwater)	403.529.8161
Planning & Development (development authority)	403.502.8374
Telephone, cable and WIFI	

The information contained in this document is believed to be true; however, the Seller does not warrant the accuracy of this information, which is subject to change without notice.