

\$2,205,000 - 0 Box Springs Boulevard Nw, Medicine Hat

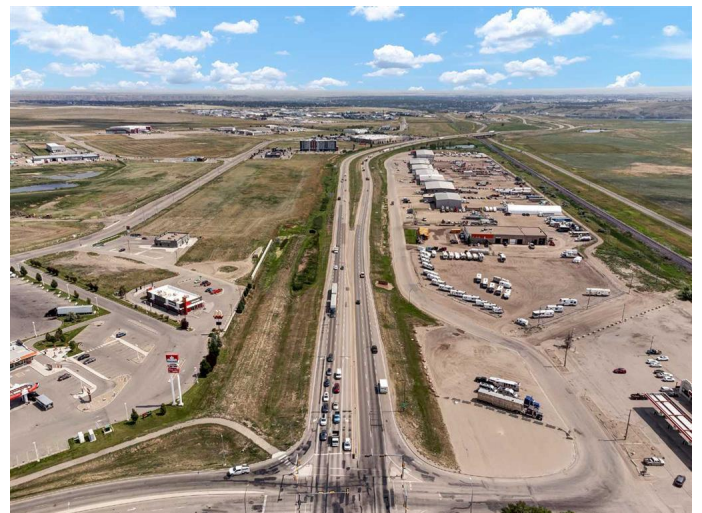
MLS® #A2170400

\$2,205,000

0 Bedroom, 0.00 Bathroom,
Land on 4.90 Acres

NONE, Medicine Hat, Alberta

Exceptional 4.90 acre commercial land parcel available in the established Box Springs Business Park. With Highway Commercial District zoning, this site is positioned for a variety of commercial developments, from quick-service restaurants to retail and consumer services. Situated with high traffic exposure from the Trans-Canada Highway (29,000 VPD+) and Box Springs Boulevard NW (9,760 VPD+), the property is surrounded by prominent national brands including Costco, McDonald's, A&W, Petro-Canada, The Keg, Boston Pizza, and Hampton Inn & Suites and more. The site will be assigned a civic address upon subdivision to the buyer. Offered at \$2,205,000 (\$450,000 per acre).



Essential Information

MLS® #	A2170400
Price	\$2,205,000
Bathrooms	0.00
Acres	4.90
Type	Land
Sub-Type	Industrial Land
Status	Active

Community Information

Address	0 Box Springs Boulevard Nw
Subdivision	NONE
City	Medicine Hat

County	Medicine Hat
Province	Alberta
Postal Code	T1C 0C8

Additional Information

Date Listed	October 17th, 2024
Days on Market	188
Zoning	DC

Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.