

LAND FOR SALE

MLS#A2095877



2250 BOX SPRINGS BOULEVARD N.W. | Medicine Hat | Alberta

9.02 ACRES READY FOR DEVELOPMENT

Fantastic opportunity to purchase land in Box Springs Business Park right beside Costco. The property is ideal for retail, office and industrial developments and is located just off the Trans Canada Highway.

Surrounding tenants in addition to Costco are the Co-op Place which is home to the Western Hockey League's Medicine Hat Tigers and world-class concerts and events, Princess Auto, Hampton Inn and Suites, The Keg, Boston Pizza, Kal Tire, etc.

Off site levies have been paid other than water and site is serviced to property line.



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While the information contained herein is believed to be true, its accuracy is not guaranteed. Interested parties are encouraged to verify the information provided. TMV Property Group Ltd. and Felesky Commercial Realty Ltd. does not assume responsibility or liability for any errors or omissions therein. This offering may be altered or withdrawn at any time.

Property Details

ACRES: ±9.02 ACRES

SALE PRICE: \$3,475,000.00

LEGAL DESCRIPTION:
PLAN 0811424 BLOCK 2 LOT 2

PROPERTY TAXES: \$39,903.00

ZONING: Highway Commercial: (C-H)

Permitted uses:

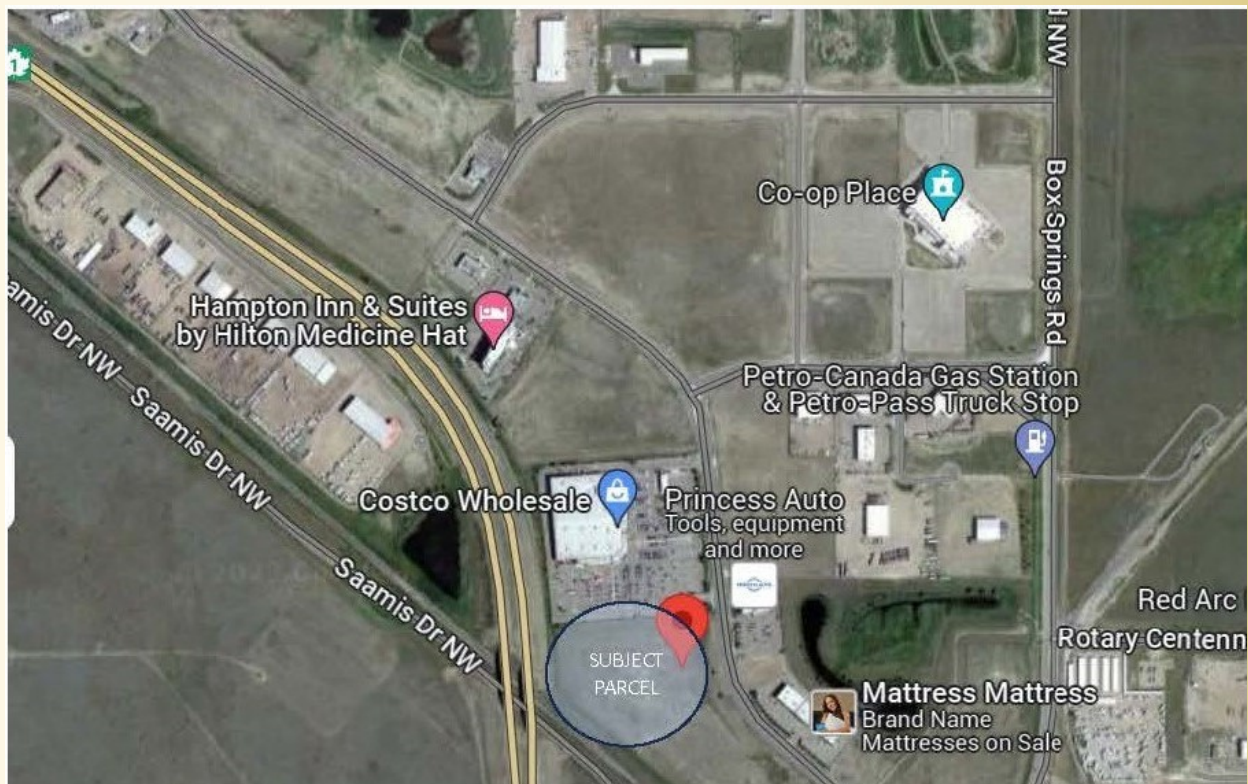
Financial Institutions, Health Care Offices, Hotels, Motor Vehicle Gas Stations, Offices, Restaurants, Retail and Consumer Services

Discretionary Uses:

Accessory Uses, Animal Services, Artist Studios, Bars, Business Support Services, Clubs, Community Centres, Community Social Services, Cultural Facilities, Drive-Through Services, Education Institutions, Motor Vehicle and RV Sales, Places of Amusement, Places of Worship, Recreation Facilities



Aerial



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