



**GRASSROOTS**  
REALTY GROUP

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**2650 Box Springs Close NW  
Medicine Hat, Alberta**

**MLS # A2259073**



**\$1,510,850**

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**Division:** NONE

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**Lot Size:** 4.51 Acres

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**Lot Feat:** Cleared, Cul-De-Sac

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**By Town:** -

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**LLD:** 10-13-6-W4

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**Zoning:** I-B

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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This development land offers the opportunity to acquire up to 4.51 acres in a high-visibility location directly across from Co-op Place on one of the main access roads to Box Springs Business Park. The parcel can be subdivided, providing flexible purchase options, and has already been stripped and prepared for immediate development. With Business Industrial zoning in place, the property allows for a wide range of development possibilities, making it suitable for a variety of users. Priced at \$335,000 per acre, it combines excellent exposure, flexible development potential, and readiness for construction in one of Medicine Hat's most desirable industrial corridors.