



**GRASSROOTS**  
REALTY GROUP

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**6101 10 Avenue NW  
Medicine Hat, Alberta**

**MLS # A2276806**



**\$580,000**

**Division:** NONE

**Lot Size:** 88.71 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** DC

**Water:** -

**Sewer:** -

**Utilities:** -

Amazing opportunity to purchase 88.71 acres of land within the City limits of Medicine Hat, zoned for (DC) direct control. This designation allows the City Council to exercise control over the use and development. Previously used as a salvage yard this property has been owned by the same family for approximately 45 years, there is no utility service and electricity was generated on site. (Possible power within 100M of the property) The SE side of the property there is a 6 acre chain link fenced compound 6 ft. high with barbed wire top with three access gates. There are the following outbuildings: 24x26 garage, 14x12 storage shed, 13'x33'10 homemade steel quonset. The NW portion hosts a 30x60 Quonset, 22x17 metal workshop, an old chain link fenced compound about 2.5 acres, 20x20 wooden guard shack, 8x12 shed/chicken coop, 28x30 garage with metal roof, 8x6 barn and 12x12 steel shed, and two oversized single garages. Picturesque setting with flat and rolling land, this property makes for a beautiful and diverse setting waiting to be enjoyed by a new owner.