



**81 Brier Estates Way NW
Medicine Hat, Alberta**

MLS # A2300101



\$849,900

Division: Brier Park Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: I-G

Heating: Make-up Air, Exhaust Fan, Forced Air, Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Metal Frame

Parking: -

Water: -

Lot Size: 0.63 Acre

Sewer: -

Lot Feat: -

Inclusions: washer, dryer, shed

4,800 square foot building for sale, located in Brier Park Industrial area of Medicine Hat. The building features a 1,200 square foot front office space, with two washrooms, one private office, and large reception area. The 3,600 square foot shop space has an additional 1,200 square foot mezzanine that could be used as storage or additional office space. The mezzanine includes a washroom with a walk in shower. The shop area has two automated 14' x 14' overhead doors, three hoists, built-in airlines for air compressor, built-in pressure washer, radiant heat, make up air unit, exhaust, floor drain and LED lighting. Electrical panel is 225 AMP 240 Volt. The front paved parking lot offers 19 designated stalls for customer use, with additional fenced areas on both sides of building for extra storage, including a shed. This property is also available for lease @ \$12.00/sqft net, see MLS A2300123.