



**2, 1451 Brier Estates Crescent NW  
Medicine Hat, Alberta**

**MLS # A2301020**



**\$375,000**

**Division:** Brier Park Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,400 sq.ft.

**Zoning:** I-G

**Heating:** Radiant

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Metal Frame, Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** Back Lane

**Inclusions:** Sea-can in rear yard

Prime Opportunity to purchase a well constructed, 40' x 60' industrial shop in Medicine Hat located in the Brier Park Industrial area. This 2,400 square foot building has a large fenced yard with drive through and oversized alley access. It has a front 10' x 10' OH door and rear 16' x 14' OH Door with radiant heating, LED lighting and floor drain . Plumbing is roughed in for washroom. Ceiling Height is 20'. Electrical panel is 225amp (to be verified by purchaser). Purchase includes sea-can storage container at rear.