



**GRASSROOTS**  
REALTY GROUP

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**0 Box Springs Boulevard NW  
Medicine Hat, Alberta**

**MLS # A2170400**



**\$2,205,000**

Division: NONE

Lot Size: 4.90 Acres

Lot Feat: -

By Town: -

LLD: -

Zoning: DC

Water: -

Sewer: -

Utilities: -

Exceptional 4.90 acre commercial land parcel available in the established Box Springs Business Park. With Highway Commercial District zoning, this site is positioned for a variety of commercial developments, from quick-service restaurants to retail and consumer services. Situated with high traffic exposure from the Trans-Canada Highway (29,000 VPD+) and Box Springs Boulevard NW (9,760 VPD+), the property is surrounded by prominent national brands including Costco, McDonald's, A&W, Petro-Canada, The Keg, Boston Pizza, and Hampton Inn & Suites and more. The site will be assigned a civic address upon subdivision to the buyer. Offered at \$2,205,000 (\$450,000 per acre).