



**GRASSROOTS**  
REALTY GROUP

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**1496 Brier Park Crescent NW  
Medicine Hat, Alberta**

**MLS # A2187337**



**\$5,756,630**

**Division:** Brier Park Industrial

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** 1496 Brier Park Cres NW

**Bus. Name:** -

**Size:** 104,666 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 8.18 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Listing Agent

Receivership sale of a large-scale industrial manufacturing facility in Brier Industrial Park. Situated on 8.18 acres, the 104,666 SF building features 24' ceiling heights, four 5-ton cranes, and one 10-ton crane, making it ideal for heavy industrial use. Steel frame construction and rail access at the rear of the lot further enhance its suitability for industrial operations. Expanded and renovated in 1990, this property offers a unique opportunity for owner-users or redevelopment.