

# \$2,205,000 - 0 Box Springs Boulevard Nw, Medicine Hat

MLS® #A2170400

**\$2,205,000**

0 Bedroom, 0.00 Bathroom,  
Land on 4.90 Acres

NONE, Medicine Hat, Alberta

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).

## Essential Information

MLS® #	A2170400
Price	\$2,205,000
Bathrooms	0.00
Acres	4.90
Type	Land
Sub-Type	Industrial Land
Status	Active

## Community Information

Address	0 Box Springs Boulevard Nw
Subdivision	NONE
City	Medicine Hat



County	Medicine Hat
Province	Alberta
Postal Code	T1C 0C8

**Additional Information**

Date Listed	October 17th, 2024
Days on Market	331
Zoning	DC

**Listing Details**

Listing Office	AVISON YOUNG
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