

**AVISON
YOUNG**

For Sale / Lease

1442-1448 Brier Estates Crescent NW
Medicine Hat, Alberta



Subject
properties

Avison Young is pleased to present the opportunity to lease $\pm$ 8,500-17,000 sf of warehouse/shop space within North-west Medicine Hat.

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FOR SALE: 1442-1448 Brier Estates Crescent NW

Property details

ZONING

Industrial-General (I-G)

YEAR BUILT

2006

SITE SIZE

5.97 acres (fully secured and graded)

BUILDING SIZE

17,000 sf (2 buildings)

SALE PRICE

\$3,000,000

AVAILABILITY

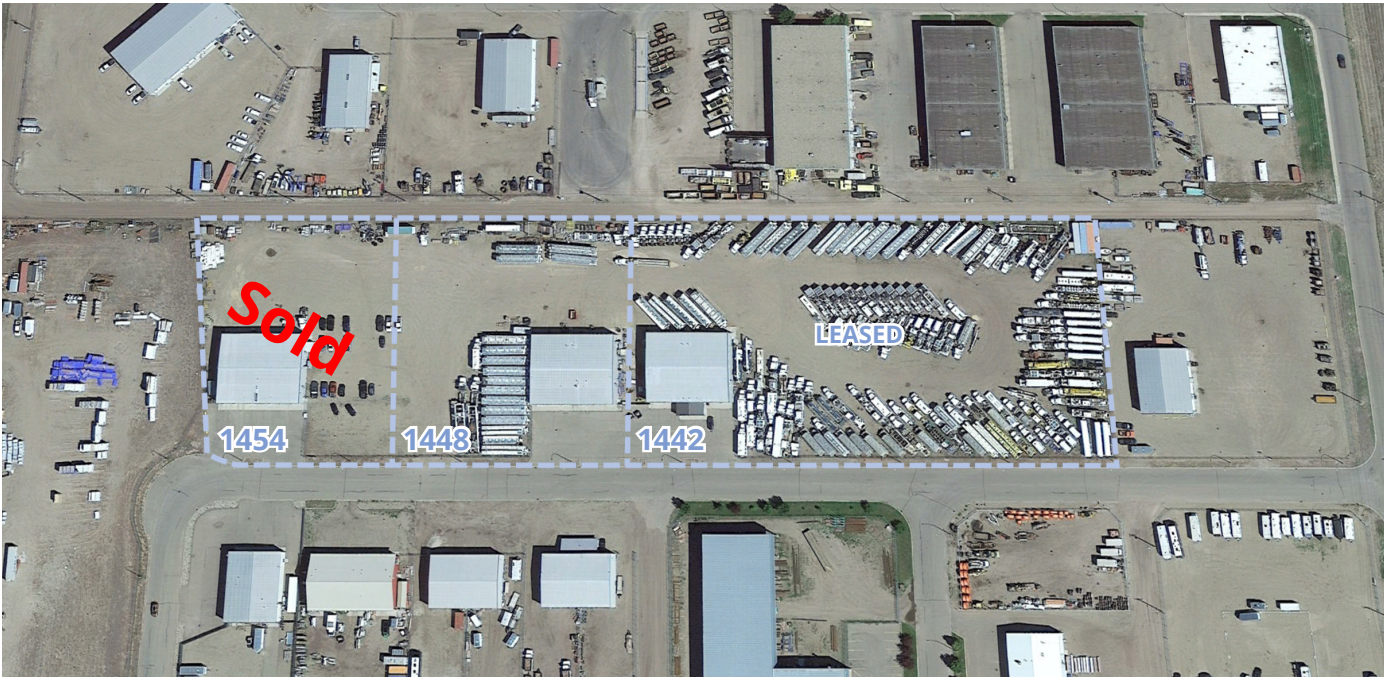
Immediately

Opportunity

Avison Young is pleased to present the unique opportunity to purchase all three properties located along Brier Estates Crescent in Medicine Hat, Alberta. With immediate access to Highway-1, these properties offer ample, secured yard and functional shop space.



1454	1448	1442	Total
Sold Building: ± 8,000 sf	Building: ± 8,500 sf	Building: ± 8,500 sf	Building: ± 17,000 sf
Lot Size: 1.57 acres	Lot Size: 2.04 acres	Lot Size: 3.93 acres	Lot Size: 5.97 acres



LEASED: 1442 Brier Estates Crescent NW, Medicine Hat, Alberta

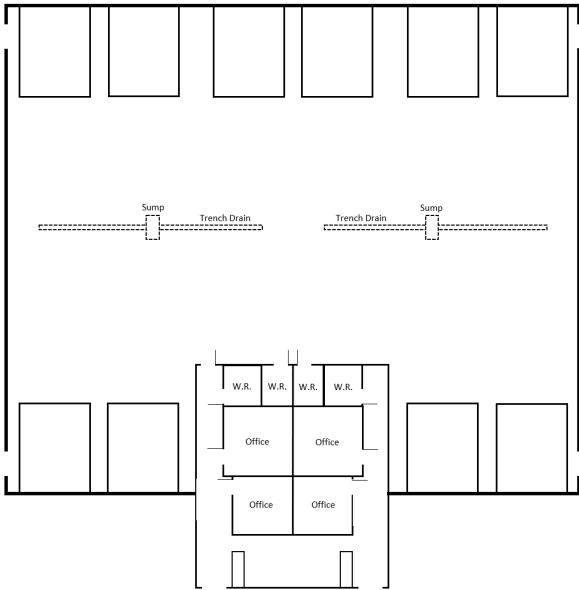
1442 Brier Estates Crescent NW
Medicine Hat, Alberta



Opportunity

Avison Young is pleased to present the opportunity to lease ±8,500 sf of warehouse/yard space located in Calgary at 1442 Brier Estates Crescent. The Property is composed of 4 drive-through doors, a large secured yard space, and well-built office space.

Property Floorplan



Property details

ZONING
Industrial-General (I-G)

LOADING
10 drive-in doors
(4 drive-through)

SITE SIZE
3.93 acres (fully secured and graded)

POWER
TBV

AVAILABILITY
LEASED

NET RENT
-

ADDITIONAL RENT
-

Property Images



Location

Situated in Medicine Hat, Alberta, this site offers up to 3.93 acres of yard within Brier Industrial Estates. The property has immediate access to Highway-1 and Medicine Hat Airport.

Available area

1442	
Office/ showroom	± 1,284 sf
Warehouse	± 7,216 sf
Total	± 8,500 sf



FOR LEASE: 1448 Brier Estates Crescent NW, Medicine Hat, Alberta

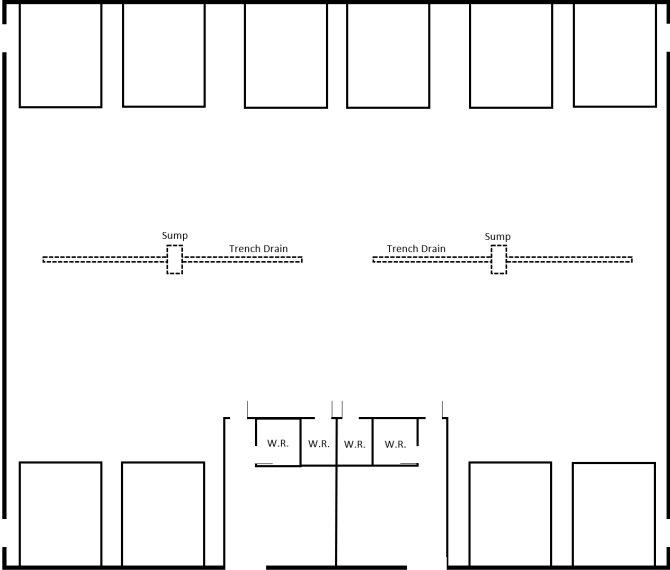
1448 Brier Estates Crescent NW
Medicine Hat, Alberta



Opportunity

Avison Young is pleased to present the opportunity to lease ±8,500 sf of warehouse/yard space located in Calgary at 1448 Brier Estates Crescent. The Property is composed of 4 drive-through doors, a large secured yard space, and a large reception area.

Property Floorplan



Property details

ZONING
Industrial-General (I-G)

LOADING
10 drive-in doors
(4 drive-through)

SITE SIZE
2.04 acres (fully secured and graded)

POWER
TBV

AVAILABILITY
Immediately

NET RENT
Market - Please Contact

ADDITIONAL RENT
TBV

Location

Situated in Medicine Hat, Alberta, this site offers up to 2.04 acres of yard within Brier Industrial Estates. The property has immediate access to Highway-1 and Medicine Hat Airport.

Available area

1448	
Office/ showroom	± 743 sf
Warehouse	± 7,757 sf
Total	± 8,500 sf

Property Images





Contact for more information

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**BEST
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