

INDUSTRIAL SPACE FOR LEASE

5-1355 Brier Park Cres NW
Medicine Hat, AB

For Lease:
\$1,100/month
+ NNN costs



This 1,200 sq ft Industrial unit, built in 1974, is located in the established Brier Park business district. Ideal for office, retail, or service-based businesses, this space offers excellent visibility and easy access. A great opportunity to position your business in a high-traffic NW location. Don't miss out— these small bays don't last long!



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 - Cell

RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3

403.526.1111
svanderham@commercial1.ca



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Salient Facts:

Year Built: 1974

Size: 1200 Sq Ft

Average Utilities: \$225/month

Base Rent: \$1100/month

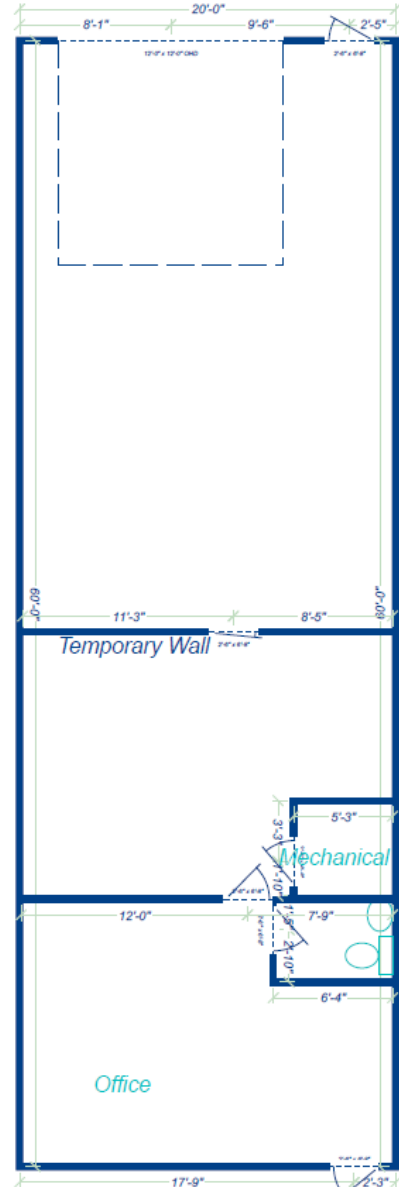
Operating costs \$285/month

Total monthly: \$1,385/month +gst

Zoning: I-G (General Industrial)

Possession: December 1, 2025

Plan: 8010157 Block: 1 Lot: 3



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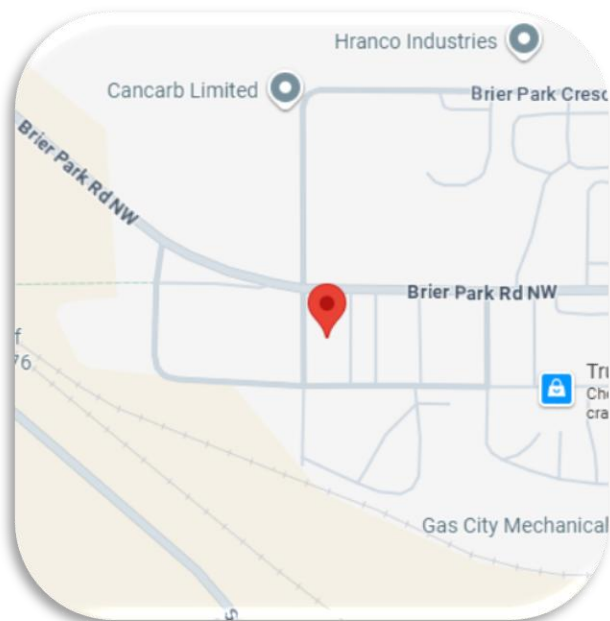
ZONING: I-G (GENERAL INDUSTRIAL DISTRICT)

PERMITTED USES ¹⁴¹

- | | |
|-------------------------------------|------------------------------------|
| (i) Industrial Support Services | (xii) Places of Amusement |
| (ii) Motor Vehicle and R.V. Sales | (xiii) Recreation Facilities |
| (iii) Motor Vehicle Gas Stations | (xiv) Renewable Energy |
| (iv) Motor Vehicle Service Stations | (xv) Restaurants |
| (v) Self-Storage Facilities | (xvi) Retail and Consumer Services |
| | (xvii) Temporary Vendors |

DISCRETIONARY USES ¹⁴²

- (i) Accessory Uses
- (ii) Adult Establishments
- (iii) Animal Services
- (iv) Business Support Services
- (v) Education Institutions
- (vi) Funeral Establishments
- (vii) Garden Centres
- (viii) Government Services
- (ix) Greenhouses
- (x) Industrial Operations
- (xi) Parking Facilities



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