



4, 2377 Box Springs Boulevard NW  
Medicine Hat, Alberta

MLS # A2272954



**\$2,254,460**

**Division:** NONE

**Lot Size:** 7.54 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** 10-13-6-W4

**Zoning:** C-H

**Water:** -

**Sewer:** -

**Utilities:** -

Prime commercial development opportunity in Medicine Hat's Box Springs Business Park. This offering includes 7.54 acres, featuring flat topography, excellent sight lines, and easy access along Box Springs Blvd with direct exposure to the Trans-Canada Highway. Off-site levies are paid, with some services already in place. Located directly across from Costco and surrounded by national retailers, restaurants, hotels, and automotive/service users, the site benefits from strong daily traffic and exceptional commercial draw. Vendor financing is available (terms negotiable). An ideal location for commercial, retail, hospitality, or service-oriented development.