

**102, 2882 Box Springs Boulevard
Medicine Hat, Alberta**

MLS # A2194829



\$26 per sq.ft.

Division: Brier Park Industrial

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,120 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Retail Opportunity with Unmatched Highway #1 Exposure Seize the opportunity to own a thriving retail business strategically located between Redcliff and Medicine Hat. Perfectly positioned in a developing area, this location benefits from high traffic and visibility, nestled among popular fast food restaurants including Subway and McDonalds, gas stations, hotels, Costco, and Co-op Place. Established in 2018, this location has built a loyal customer base and is primed for growth. Highlights: Highway #1 Exposure: Maximize visibility and attract a steady flow of customers. Strategic Location: Close proximity to major amenities and attractions. Established Location: Operating successfully since 2018 with a dedicated clientele. Growth Potential: Positioned in a developing area with significant potential for expansion. Versatile Retail Opportunities: The location is suitable for a variety of retail ventures, enhancing its investment appeal. Don't miss out on this exceptional opportunity to establish or expand your retail presence.