



LAND FOR SALE

15 LES LITTLE WAY SW
1729 LES LITTLE WAY SW
1635 GERSHAW DRIVE SW

MEDICINE HAT REGIONAL AIRPORT



OPPORTUNITY

Gateway Business Park is the newest strategic commercial business district in Southeast Alberta, presenting a unique opportunity to develop at the Medicine Hat Regional Airport with three new land development opportunities.

HIGHLIGHTS

Prime Location

The properties are located at the Medicine Hat Regional Airport, prominently located at the entry point of Medicine Hat on Crowsnest Highway 3 for road and air travelers with a daily traffic volume of 9,700+ vehicles.

As the gateway to the Badlands region, YXH is the primary airport for southeast Alberta and southwest Saskatchewan with daily flights serviced by WestJet and private charters.

Significant Development Potential

The three parcels of land offer a total of 7.96 acres of fully-serviced, groundside development opportunity.

The sites are encompassed in the City of Medicine Hat's Municipal Development Plan and designated as Airport Use to accommodate a range of commercial uses.

Enabling Infrastructure

The City of Medicine Hat is committed to leveraging YXH's potential to serve as a catalyst for growth in the region, and thus the development of airport lands and expansion of air services remains a key priority. The airport recently upgraded its terminal, accessway landscaping, and extended it's runway: 5,000' x 150'.

PROPERTY OVERVIEWS



1635 GERSHAW DRIVE SW

Legal	Portion of Lot 2, Block 6
Site Size	Up to 3.74 acres
Land Use	Hotel, Service Station, Retail, Consumer Services
Price	\$1,160,000

1729 LES LITTLE WAY SW

Legal	Portion of Lot 7, Block 6
Site Size	Up to 1.50 acres
Land Use	Coffee Shop, Car Rental, Retail, Consumer Services
Price	\$474,900

15 LES LITTLE WAY SW

Legal	Lot 1, Block 8
Site Size	Up to 2.72 acres
Land Use	Strip Commercial
Price	\$869,900



REGIONAL AIRPORT

The Medicine Hat Regional Airport is a leading regional aviation hub and catalyst for economic growth in the YXH region.

BUILD, TEST & FLY

The Medicine Hat Regional Airport is well positioned to continue to support growth in local industries while providing new opportunities for aviation and technology related industries.

Medicine Hat-based aerospace and defence companies are strategically located between Canadian Forces Base Suffield (CFB Suffield), Defence and Research Development Canada and Canada's first Transport Canada approved beyond-line-of-site Unmanned Aerial Vehicle Range.

Offering no equipment tax, 330+ days of sunshine and affordable greenfield airside and groundside land opportunities at the airport, Medicine Hat is a prime location to build, test and fly in Canada.

YOU'RE IN GOOD COMPANY

The Medicine Hat Regional Airport is home to 20 land tenants including seven aviation-based organizations who, together, base 44 aircraft at the airport.

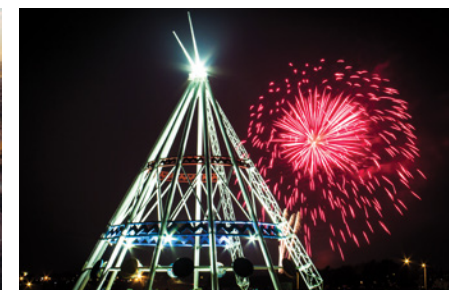
Tenants Include: CanWest Air, HALO Rescue, Nav Canada (Flight Service Station), Canadian Air Transport Security Agency, Rangeland Helicopters Inc., Southeastern Alberta Search & Rescue, Super T Aviation Flight School & WestJet Airlines.

THE CITY

Medicine Hat is a warm, vibrant, feel-good city, with the attitude and natural backdrop to match. The city honours its heritage while fostering progress, innovation, and entrepreneurship. The city is a dynamic bright spot, with an emerging and growing creative culture; the quality of life truly does shine.

The scenic landscape is anchored by the broad and mighty South Saskatchewan River, carved coulees, and rolling prairies. The sun rises and sets in glorious displays of colour and stars that light up the night sky. Medicine Hat is a beautiful, natural sight to see.

The community is safe, comfortable, affordable, and where family and friends gather to celebrate their lives. Opportunity abounds, in business and pleasure, without commutes, crowds and big-city hassles. Residents experience life up close and personal; hot summer nights and chinook-cheered winter days. Known as the oasis of the prairies, Medicine Hat is warm at heart and in life.







15 LES LITTLE WAY SW Up to 2.72 acres

1729 LES LITTLE WAY SW Up to 1.50 acres

1635 GERSHAW DRIVE SW Up to 3.74 acres

**City of Medicine Hat
Land & Real Estate**

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GATEWAY
BUSINESS PARK

 **CITY OF
MEDICINE HAT
Land &
Real Estate**