

**\$1,160,000**

*The buildings in this picture are conceptual. Fully-serviced development land for sale.*

**GATEWAY**

**1635 GERSHAW DRIVE SW**

**LAND FOR SALE  
UP TO 3.74 ACRES  
MEDICINE HAT, ALBERTA**

**GATEWAY**  
BUSINESS PARK



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



## LAND DEVELOPMENT OPPORTUNITY



### Land Uses could include:

- Hotel
- Service Station
- Retail
- Consumer Services



## HIGHLIGHTS



### Prime Location

1635 Gershaw Drive SW is prominently located at the entranceway of the Medicine Hat Regional Airport off of Crowsnest Highway 3 with a daily traffic count of 9,700+ vehicles



### Development Ready

This fully-serviced land parcel at the Medicine Hat Regional Airport offers up to 3.74 acres of available land and can be sub-divided to accommodate development plans



### Growing Regional Aviation Hub

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



### Incentives

The City of Medicine Hat will work with you to find available incentives, tax exemptions, and grants programs your development project

## CONTACT US

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