



**\$869,900**

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

# 15 LES LITTLE WAY SW

LAND FOR SALE  
UP TO 2.72 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

15 Les Little Way SW is prominently located along Crowsnest Highway 3 coming in from Lethbridge, Alberta 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 2.72 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

### Medicine Hat Land & Real Estate

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