



# LAND FOR SALE

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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 available charter flight service.

### Significant Development Potential

The three parcels of land offer a total of 7.96 acres of service-ready, 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., South Eastern Alberta Search & Rescue, and Super T Aviation Flight School.

## 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.





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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**