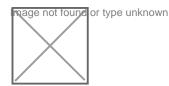


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1450 STRACHAN ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Medicine Hat, Alberta

Listing ID:

26715

MLS ID: A2167935 \$1,800,000



ADAM ANDREWS

AVISON YOUNG

**403-330-3338** 

B

1450 Strachan Road SE, Medicine Hat , Alberta T1B4V2

**Transaction Type** 

For Sale

**Days On Market** 

281

Zoning

C-H

Subdivision

Southland

**Building Type** 

Year Built

Commercial Mix

2005

**Structure Type** 

Low Rise (2-4 stories)

Property Type

Commercial

Retail

Legal Plan 0411256

89733

Building Area (Sq. Ft.) 8249.00 Building Area (Sq. M.)

**Property Sub Type** 

766.35

Lot Size (Sq. Ft.)

Lot Size (Acres)

2.06

Inclusions

N/A

Restrictions

Reports

None Known None

This easily accessible and highly visible stand-alone commercial building is located just off the Trans-Canada Highway. The 8,249 SF building features a modern showroom, three private offices with additional office space located on the second floor. Users can benefit from the staff lounge, kitchenette, a parts and storage space with a mezzanine, and a well-equip shop with trench drainage. The shop area offers three drive-in bay with 12'x12' OHDs.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.