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## 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

 1450 Strachan Road SE, Medicine Hat , Alberta T1B4V2

**Transaction Type**

For Sale

**Days On Market**

281

**Zoning**

C-H

**Subdivision**

Southland

**Building Type**

Commercial Mix

**Year Built**

2005

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

0411256

**Building Area (Sq. Ft.)**

8249.00

**Building Area (Sq. M.)**

766.35

**Lot Size (Sq. Ft.)**

89733

**Lot Size (Acres)**

2.06

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

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.

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