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1277 TRANS CANADA WAY SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 29092

MLS ID: A2190092

\$1,150,000



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1277 TRANS CANADA Way SE, Medicine Hat , Alberta T1B 1H9

Transaction Type

For Sale

Title

Fee Simple

Days On Market

298

Zoning

C3

Subdivision

Ross Glen

Building Type

Commercial Mix, Free-Standing, Mixed

Use

Year Built

1978

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

9710733

Building Area (Sq. Ft.)

3177.00

Building Area (Sq. M.)

295.15

Lot Size (Sq. Ft.)

30492

Lot Size (Acres)

0.70

Construction Type

Concrete

Inclusions

N/A

Restrictions
None Known

Reports RPR

A VERY RARE premier INVESTMENT OPPORTUNITY located in the bustling city of Medicine Hat, Alberta, this prime land and building package offers an unparalleled opportunity in a high-traffic retail corridor. Situated at the junction of the Trans-Canada Highway, this property boasts exceptional visibility along Trans Canada Way SE and 13 Avenue, ensuring maximum exposure to both local and traveling clientele. The subject site is a rectangular shaped inside parcel measuring 94.85 feet wide by 324.20 feet deep, for a total area of 30,750 sq. ft. or 0.70 acres and includes a 3,177 sq. ft. free-standing building, currently occupied by a national anchor tenant with a long-term Triple Net lease, providing a stable investment opportunity. This neighborhood is one of Medicine Hat's primary commercial retail districts with major retail anchors such as Real Canadian Superstore, Winners, and London Drugs, and surrounded by prominent automotive dealerships, this property is ideally positioned for consistent traffic and

long-term growth. Don't miss this chance to secure a prime commercial asset in one of Medicine Hat's most sought-after locations.

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