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1277 TRANS CANADA WAY SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
29092


MLS ID:
A2190092

\$1,200,000



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

Transaction Type For Sale	Title Fee Simple	Days On Market 175
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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