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## 1276 STRACHAN ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Medicine Hat, Alberta



**Listing ID:**  
30477


**MLS ID:**  
A2218817

**\$1,700,000**



 **IVAN BECKER**  
 (403) 502-0503

 **ROYAL LEPAGE COMMUNITY REALTY**  
 403-528-4222

 1276 Strachan Road SE, Medicine Hat , Alberta T1B4A8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> MU
<b>Subdivision</b> SE Southridge	<b>Year Built</b> 1996	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9411002
<b>Building Area (Sq. Ft.)</b> 7875.00	<b>Building Area (Sq. M.)</b> 731.61	<b>Inclusions</b> See lister
<b>Restrictions</b> None Known	<b>Reports</b> Financial Statements,Leases	

Excellent high traffic location with numerous residential and commercial developments in the area. Situated on a corner lot with exceptional visibility and exposure. The gas bar and modern convenience store are currently under a lease agreement to December 31, 2025. This property also features a 4-bay wand car wash plus an automatic drive thru car wash bay that is operated by the owner. There is also a 1200 square foot vacant retail space which is ideal for a multiple of options that would generate additional revenue also operated by the owner. The car wash building is approximately 3950 square feet in size and the retail space is approximately 3925 square feet in size. This property is an exceptional opportunity for an investor and entrepreneur. Please do not approach any staff members!

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