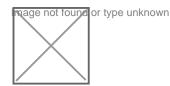


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1276 STRACHAN ROAD SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 30477

MLS ID: A2218817

\$1,700,000



△ IVAN BECKER

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■ ROYAL LEPAGE COMMUNITY REALTY

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1276 Strachan Road SE, Medicine Hat , Alberta T1B4A8

Transaction Type

For Sale

Days On Market

Zoning MU

Subdivision

SE Southridge

Year Built

1996

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 9411002

Building Area (Sq. Ft.)

7875.00

Building Area (Sq. M.)

731.61

Inclusions See lister

Restrictions None Known

Reports

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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