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201 & 202, 1290 TRANS CANADA WAY SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Medicine Hat, Alberta



Listing ID:
30671


MLS ID:
A2222745

\$7



 **ADAM ANDREWS**
 (403) 580-9078

 **AVISON YOUNG**
 403-330-3338

 201 & 202, 1290 Trans Canada Way SE, Medicine Hat , Alberta T1B 1J5

Transaction Type For Lease	Days On Market 10	Lease Amount 7.00
Lease Frequency Annually	Zoning C-H	Subdivision Southview-Park Meadows
Building Type Commercial Mix,Low Rise (2-4 stories),Major Shopping,Office Building,Retail,Strip Mall	Year Built 1968	Structure Type Retail
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 9711129
Building Area (Sq. Ft.) 1970.00	Building Area (Sq. M.) 183.02	Inclusions None
Restrictions None Known	Reports Floor Plans	

Second floor office space totaling 1,970 SF available at Trans Canada Junction, a prominent commercial property located along one of Medicine Hat's primary commercial corridors. This bright, well-configured space features abundant natural light, excellent exposure, and ample on-site parking. Situated at the intersection of Trans Canada Way SE and 13th Avenue SE (14,980 VPD+), the site offers outstanding accessibility and visibility. Surrounded by a strong mix of national and local tenants, this unit is ideal for office users seeking a professional setting with profile. Space can be also be demised into two units of 1,000 SF and 970 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.

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