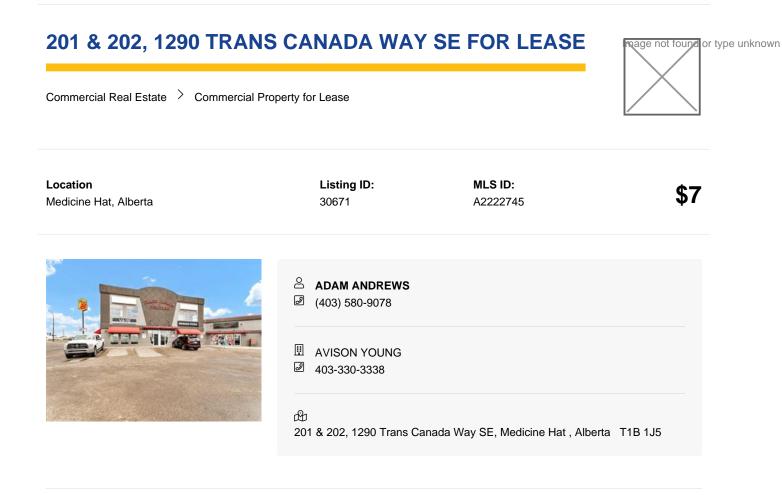


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type	Days On Market	Lease Amount
For Lease	10	7.00
Lease Frequency	Zoning	Subdivision
Annually	C-H	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	Property Sub Type	Legal Plan
Commercial	Mixed Use	9711129
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1970.00	183.02	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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