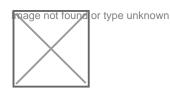


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** (403) 580-9078

AVISON YOUNG

**403-330-3338** 

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

**Transaction Type** 

**Days On Market** 

Lease Amount

For Lease

Annually

196

**Lease Frequency** 

**Zoning** C-H **Subdivision**Southview-Park Meadows

Structure Type

Desileties et Tres

**Building Type**Commercial Mix,Low Rise (2-4

stories),Major Shopping,Office Building,Retail,Strip Mall Year Built 1968

Retail

7.00

Property Type Commercial Property Sub Type

Mixed Use

**Legal Plan** 9711129

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

2010.00

186.73

None

RestrictionsReportsNone KnownFloor 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 1,027 SF and 983 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.

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