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## 205, 1290 TRANS CANADA WAY SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
30672


**MLS ID:**  
A2222750

**\$7**



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

 **AVISON YOUNG**  
 403-330-3338

 205, 1290 Trans Canada Way SE, Medicine Hat , Alberta T1B 1J5

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|--|---|--|
| <b>Transaction Type</b><br>For Lease   | <b>Days On Market</b><br>368            | <b>Lease Amount</b><br>7.00                  |
| <b>Lease Frequency</b><br>Annually   | <b>Zoning</b><br>C-H                    | <b>Subdivision</b><br>Southview-Park Meadows |
| <b>Building Type</b><br>Commercial Mix,Low Rise (2-4 stories),Major Shopping,Office Building,Retail,Strip Mall | <b>Year Built</b><br>1968               | <b>Structure Type</b><br>Retail              |
| <b>Property Type</b><br>Commercial   | <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>9711129                 |
| <b>Building Area (Sq. Ft.)</b><br>1155.00  | <b>Building Area (Sq. M.)</b><br>107.30 | <b>Inclusions</b><br>None                    |
| <b>Restrictions</b><br>None Known  | <b>Reports</b><br>Floor Plans           |  |

Second floor office space totaling 1,155 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. Estimated 2025 operating costs are \$9.87 PSF.

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