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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**



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 403-330-3338

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

|  |                               |                        |
|--|-------------------------------|------------------------|
| <b>Transaction Type</b>  | <b>Days On Market</b>         | <b>Lease Amount</b>    |
| For Lease  | 255                           | 7.00                   |
| <b>Lease Frequency</b>   | <b>Zoning</b>                 | <b>Subdivision</b>     |
| Annually   | C-H                           | Southview-Park Meadows |
| <b>Building Type</b>   |                               |                        |
| Commercial Mix,Low Rise (2-4 stories),Major Shopping,Office Building,Retail,Strip Mall | <b>Year Built</b>             | <b>Structure Type</b>  |
|  | 1968                          | Retail                 |
| <b>Property Type</b>   | <b>Property Sub Type</b>      | <b>Legal Plan</b>      |
| Commercial   | Mixed Use                     | 9711129                |
| <b>Building Area (Sq. Ft.)</b>   | <b>Building Area (Sq. M.)</b> | <b>Inclusions</b>      |
| 1155.00  | 107.30                        | None                   |
| <b>Restrictions</b>  | <b>Reports</b>                |                        |
| None Known   | 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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