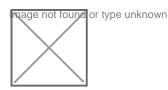


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1751 STRACHAN ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID: 30721

MLS ID: A2224609

\$34



ADAM ANDREWS

2 (403) 580-9078

AVISON YOUNG

403-330-3338

r<u>P</u>ri

1751 Strachan Road SE, Medicine Hat , Alberta T1B 0S2

Transaction Type

For Lease

Days On Market

34.00

Lease Frequency

Annually

Zoning C-R Subdivision

Lease Amount

Southland

Building Type

Commercial Mix,Institutional,Major Shopping,Mixed Use,Office Building,Retail,Strip Mall Year Built 2018 Structure Type

Multi Unit

Property Type

Commercial

Property Sub Type

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

Inclusions

Mixed Use

Contact Listing Agent

Restrictions
Call Lister

Reports

None

Strategically positioned at 1721 Strachan Road SE, this high-visibility 1,000?SF CRU is located in the heart of Medicine Hat's busiest commercial hub, surrounded by top national retailers including Walmart, Canadian Tire, Home Depot, Sobeys, Save-On-Foods, Staples, Boston Pizza, Tim Hortons, and many more. With seamless access from the Trans-Canada Highway and Dunmore Road, this unit offers exceptional signage potential and nonstop consumer traffic—ideal for professional service users such as financial, insurance, personal wellness, medical, dental, or optical providers. According to the International Council of Shopping Centers (ICSC), businesses located adjacent to major retail anchors experience a sales lift of 30–40% on average, driven by increased visibility and built-in customer flow. This is a standout opportunity to position your brand in one of Medicine Hat's most high-performing retail corridors. Offered at \$34 PSF plus GST, utilities, and Operating Costs (estimated at \$11.50 PSF for 2025). Available October 1, 2025.

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