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101, 1751 STRACHAN ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta

Listing ID:
32945

MLS ID:
A2271727

\$34



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

 **AVISON YOUNG**
 403-330-3338

 101, 1751 Strachan Road SE, Medicine Hat, Alberta T1B 0S2

Transaction Type	Days On Market	Lease Amount
For Lease	87	34.00
Lease Frequency	Zoning	Subdivision
Annually	C-R	Southland
Building Type		
Commercial Mix, Institutional, Major	Year Built	Structure Type
Shopping, Mixed Use, Office	2018	Multi Unit
Building, Retail, Strip Mall		
Property Type	Property Sub Type	Building Area (Sq. Ft.)
Commercial	Mixed Use	1082.00
Building Area (Sq. M.)	Inclusions	Restrictions
100.52	None	Call Lister
Reports		
None		

Strategically positioned at 1721 Strachan Road SE, this high-visibility 1,082 SF unit 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 immediately!

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