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

Transaction Type For Lease	Days On Market 208	Lease Amount 34.00
Lease Frequency Annually	Zoning C-R	Subdivision 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 Mixed Use	Building Area (Sq. Ft.) 1082.00
Building Area (Sq. M.) 100.52	Inclusions None	Restrictions 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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