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1276 TRANS CANADA WAY SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta

Listing ID:
33779

MLS ID:
A2282081

\$1,650,000



 **JEN BOYLE**
 (403) 458-3974

 **GRASSROOTS REALTY GROUP**
 587-777-7276

 1276 Trans Canada Way SE, Medicine Hat, Alberta T1B 1J5

Transaction Type	Days On Market	Zoning
For Sale	1	C-H
Subdivision	Building Type	Year Built
Connaught	Free-Standing	1996
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
9410553	5758.00	534.93
Lot Size (Sq. Ft.)	Lot Size (Acres)	Lot Features
47916	1.10	Landscaped,Level,Low Maintenance Landscape,Near Public Transit,Near Shopping Center,Paved
Commercial Amenities	Access to Property	Inclusions
Boardroom,Compressed Air Lines,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Parking-Extra,Paved Yard,Storage	Accessible to Major Traffic Route,Airport Nearby,Direct Access,Major Shopping Nearby,On Major Traffic Route,Public Transportation Nearby,Visual Exposure	Some furniture, some equipment
Restrictions	Reports	
None Known	Environmental Phase 1,Floor Plans	

Discover an exceptional opportunity on the Trans Canada Highway in Medicine Hat! This meticulously maintained 5,758 sq ft building sits on a generous 1.1-acre Highway Commercial lot, offering outstanding visibility to both local and highway traffic. The property boasts a refreshed exterior and interior, ensuring impressive curb appeal and a welcoming, modern atmosphere for clients and staff alike. Inside, you'll find a bright, open showroom and office area—perfect for displaying vehicles or other products in comfort, thanks to a versatile man door that easily accommodates indoor displays. The building features four spotless service bays, a dedicated wash bay, a tool scrub area, and ample warehouse/storage space, all in excellent condition and ready for immediate use. With four 10' overhead doors and one 12' overhead door, access and workflow are seamless for a variety of business operations. The expansive lot provides plenty of room for parking, outdoor displays, or future expansion, and the highly visible signage ensures your business stands out to the steady stream of passing vehicles. This is a rare find in a thriving Alberta city—offering flexibility for automotive, retail, service, or mixed-use ventures. Properties in this condition, with such high-profile highway exposure, don't come along often. Contact your REALTOR® today to schedule a private tour and see the full potential of this outstanding property!

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