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1276 TRANS CANADA WAY SE FOR SALE



Commercial Real Estate > Commercial Property for Sale


Location
Medicine Hat, Alberta



Listing ID:
35086


MLS ID:
A2307252

\$1,600,000



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

Transaction Type

For Sale

Zoning

C-H

Subdivision

Connaught

Building Type

Free-Standing

Year Built

1996

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

9410553

Building Area (Sq. Ft.)

5758.00

Building Area (Sq. M.)

534.93

Lot Size (Sq. Ft.)

47916

Lot Size (Acres)

1.10

Lot Features

Landscaped,Level,Low Maintenance
Landscape,Near Public Transit,Near
Shopping Center,Paved

Commercial Amenities

Boardroom,Compressed Air
Lines,Exhaust Fan(s),Floor
Drain(s)/Grease Trap(s),Parking-
Extra,Paved Yard,Storage

Access to Property

Accessible to Major Traffic Route,Airport
Nearby,Direct Access,Major Shopping
Nearby,On Major Traffic Route,Public
Transportation Nearby,Visual Exposure

Inclusions

Some furniture, some equipment

Restrictions

None Known

Reports

Building Plans,Environmental Phase 1

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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