



**1277 Trans Canada Way SE
Medicine Hat, Alberta**

MLS # A2286992



\$1,175,000

Division: Ross Glen

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,177 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Concrete

Parking: -

Water: Public

Lot Size: 0.70 Acre

Sewer: Sewer

Lot Feat: -

Inclusions: N/A

A VERY RARE premier INVESTMENT OPPORTUNITY located in the bustling city of Medicine Hat, Alberta, this prime land and building package offers an unparalleled opportunity in a high-traffic retail corridor. Situated at the junction of the Trans-Canada Highway, this property boasts exceptional visibility along Trans Canada Way SE and 13 Avenue, ensuring maximum exposure to both local and traveling clientele. The subject site is a rectangular shaped inside parcel measuring 94.85 feet wide by 324.20 feet deep, for a total area of 30,750 sq. ft. or 0.70 acres and includes a 3,177 sq. ft. free-standing building, currently occupied by a national anchor tenant with a Triple Net lease, providing a stable investment opportunity. This neighborhood is one of Medicine Hat's primary commercial retail districts with major retail anchors such as Real Canadian Superstore, Winners, and London Drugs, and surrounded by prominent automotive dealerships, this property is ideally positioned for consistent traffic and long-term growth. Don't miss this chance to secure a prime commercial asset in one of Medicine Hat's most sought-after locations.