



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1276 Trans Canada Way SE
Medicine Hat, Alberta

MLS # A2307252



\$1,600,000

Division:	Connaught
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	5,758 sq.ft.
Zoning:	C-H

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.10 Acres
Sewer:	-	Lot Feat:	Landscaped, Level, Low Maintenance Landscape, Near P

Inclusions: Some furniture, some equipment

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!