



Heating:

Floors:

Roof: Exterior:

Water:

Sewer:

Inclusions:

None

201 & 202, 1290 Trans Canada Way SE Medicine Hat, Alberta

MLS # A2222745



\$7 per sq.ft.

Mixed Use

Southview-Park Meadows

Bus. Type: Sale/Lease: For Lease

Bldg. Name: Trans Canada Junction

Bus. Name: Size: 2,010 sq.ft.

Zoning: C-H

Addl. Cost:
Based on Year:
Utilities:
Parking:
Lot Size:
Lot Feat: -

Second floor office space totaling 1,970 SF available at Trans Canada Junction, a prominent commercial property located along one of Medicine Hat's primary commercial corridors. This bright, well-configured space features abundant natural light, excellent exposure, and ample on-site parking. Situated at the intersection of Trans Canada Way SE and 13th Avenue SE (14,980 VPD+), the site offers outstanding accessibility and visibility. Surrounded by a strong mix of national and local tenants, this unit is ideal for office users seeking a professional setting with profile. Space can be also be demised into two units of 1,027 SF and 983 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.

Division:

Type: