

**201 & 202, 1290 Trans Canada Way SE
Medicine Hat, Alberta****MLS # A2222745****\$7 per sq.ft.****Division:** Southview-Park Meadows**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** Trans Canada Junction**Bus. Name:** -**Size:** 1,970 sq.ft.**Zoning:** C-H**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** None

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 1,000 SF and 970 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.