

**1450 Strachan Road SE
Medicine Hat, Alberta**

MLS # A2167935



\$1,800,000

Division: Southland

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 8,249 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.06 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

This easily accessible and highly visible stand-alone commercial building is located just off the Trans-Canada Highway. The 8,249 SF building features a modern showroom, three private offices with additional office space located on the second floor. Users can benefit from the staff lounge, kitchenette, a parts and storage space with a mezzanine, and a well-equip shop with trench drainage. The shop area offers three drive-in bay with 12'x12' OHDs.