



GRASSROOTS
REALTY GROUP

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**1276 Strachan Road SE
Medicine Hat, Alberta**

MLS # A2218817



\$1,700,000

Division: SE Southridge

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,875 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See lister

Excellent high traffic location with numerous residential and commercial developments in the area. Situated on a corner lot with exceptional visibility and exposure. The gas bar and modern convenience store are currently under a lease agreement to December 31, 2025. This property also features a 4-bay wand car wash plus an automatic drive thru car wash bay that is operated by the owner. There is also a 1200 square foot vacant retail space which is ideal for a multiple of options that would generate additional revenue also operated by the owner. The car wash building is approximately 3950 square feet in size and the retail space is approximately 3925 square feet in size. This property is an exceptional opportunity for an investor and entrepreneur. Please do not approach any staff members!