



**GRASSROOTS**  
REALTY GROUP

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**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.