



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.