



**GRASSROOTS**  
REALTY GROUP

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**1342 Trans Canada Way SE  
Medicine Hat, Alberta**

**MLS # A2266445**



**\$38**

**Division:** NONE

**Lot Size:** 1.50 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C-H

**Water:** -

**Sewer:** -

**Utilities:** -

Exceptional build-to-suit opportunity in Medicine Hat's premier highway commercial corridor. This high-profile site on Trans Canada Way SE offers outstanding visibility, direct highway access, and strong co-tenancy among major national retailers. Located beside Rona, Leon's Furniture and Value Village and in close proximity to the Medicine Hat Mall, the property is surrounded by anchors such as HomeSense, Marshalls, Best Buy, London Drugs, Tim Hortons, and Real Canadian Superstore. Positioned within Medicine Hat's automotive dealership hub, the site provides flexible development options and excellent exposure, making it ideal for large-format retail, showroom, or service-oriented users seeking a custom facility in one of the city's busiest retail node.