



**GRASSROOTS**  
REALTY GROUP

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**3010 Strachan Road SE  
Medicine Hat, Alberta**

**MLS # A2266470**



**\$38**

**Division:** NONE

**Lot Size:** 14.30 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** FUD

**Water:** -

**Sewer:** -

**Utilities:** -

Outstanding 14.3+/- acre commercial development site positioned at the high-traffic corner of Strachan Road SE and Paul Stober Drive. This rare offering provides exceptional visibility and flexible parcel configurations suited for build-to-suit or custom development. Located within Medicine Hat's leading and fast-growing retail corridors, the property benefits from direct frontage along a major arterial linking the Trans-Canada Highway to the city's primary shopping and automotive districts. Neighbouring national anchors including Walmart, Home Depot, Canadian Tire, Sobeys, Save On Foods, Staples, Mark's and Ashley HomeStore deliver strong traffic counts and consistent daytime population, making this an ideal site for regional and national users seeking a prominent presence in Medicine Hat's premier commercial node.