



**GRASSROOTS**  
REALTY GROUP

**1-833-477-6687**  
[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)

**101, 1751 Strachan Road SE  
Medicine Hat, Alberta**

**MLS # A2271727**



**\$34 per sq.ft.**

**Division:** Southland

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,082 sq.ft.

**Zoning:** C-R

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** None

Strategically positioned at 1721 Strachan Road SE, this high-visibility 1,082 SF unit is located in the heart of Medicine Hat's busiest commercial hub, surrounded by top national retailers including Walmart, Canadian Tire, Home Depot, Sobeys, Save-On-Foods, Staples, Boston Pizza, Tim Hortons, and many more. With seamless access from the Trans-Canada Highway and Dunmore Road, this unit offers exceptional signage potential and nonstop consumer traffic—ideal for professional service users such as financial, insurance, personal wellness, medical, dental, or optical providers. According to the International Council of Shopping Centers (ICSC), businesses located adjacent to major retail anchors experience a sales lift of 30–40% on average, driven by increased visibility and built-in customer flow. This is a standout opportunity to position your brand in one of Medicine Hat's most high-performing retail corridors. Offered at \$34 PSF plus GST, utilities, and Operating Costs (estimated at \$11.50 PSF for 2025). Available immediately!