



GRASSROOTS
REALTY GROUP

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**1290 & 1296 Trans Canada Way SE
Medicine Hat, Alberta**

MLS # A2186820



\$2,950,000

Division: Southview-Park Meadows

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 18,302 sq.ft.

Zoning: C-H

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Premier investment opportunity in the heart of Medicine Hat's primary retail corridor. Trans Canada Junction offers exceptional visibility with over 14,980 vehicles passing daily along Trans Canada Way SE and 13 Avenue SE. This well-maintained commercial property features an 18,302 +/- SF retail center on 1.66 acres, supported by a robust tenant mix of national and local brands, including Starbucks, Panago Pizza, and Joey's Fish Shack. Strategically positioned near major anchors like Real Canadian Superstore, Winners, and London Drugs, as well as prominent automotive dealerships, the property benefits from high traffic and long-term tenant stability. With 78+ parking stalls, stable net income, and proximity to key commercial amenities, this asset delivers consistent cash flow and growth potential for discerning investors. Offered at \$2,950,000.