

# \$1,150,000 - 1277 Trans Canada Way Se, Medicine Hat

MLS® #A2190092

**\$1,150,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.70 Acres

Ross Glen, Medicine Hat, Alberta

A VERY RARE premier INVESTMENT OPPORTUNITY located in the bustling city of Medicine Hat, Alberta, this prime land and building package offers an unparalleled opportunity in a high-traffic retail corridor. Situated at the junction of the Trans-Canada Highway, this property boasts exceptional visibility along Trans Canada Way SE and 13 Avenue, ensuring maximum exposure to both local and traveling clientele. The subject site is a rectangular shaped inside parcel measuring 94.85 feet wide by 324.20 feet deep, for a total area of 30,750 sq. ft. or 0.70 acres and includes a 3,177 sq. ft. free-standing building, currently occupied by a national anchor tenant with a long-term Triple Net lease, providing a stable investment opportunity. This neighborhood is one of Medicine Hat's primary commercial retail districts with major retail anchors such as Real Canadian Superstore, Winners, and London Drugs, and surrounded by prominent automotive dealerships, this property is ideally positioned for consistent traffic and long-term growth. Don't miss this chance to secure a prime commercial asset in one of Medicine Hat's most sought-after locations.

Built in 1978

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2190092    |
| Price  | \$1,150,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.70       |
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1277 Trans Canada Way Se |
| Subdivision | Ross Glen                |
| City        | Medicine Hat             |
| County      | Medicine Hat             |
| Province    | Alberta                  |
| Postal Code | T1B 1H9                  |

### Exterior

|              |          |
|--------------|----------|
| Construction | Concrete |
|--------------|----------|

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 25th, 2025 |
| Days on Market | 255                |
| Zoning         | C3                 |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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