

# \$1,800,000 - 1450 Strachan Road Se, Medicine Hat

MLS® #A2167935

**\$1,800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.06 Acres

Southland, Medicine Hat, Alberta

This easily accessible and highly visible stand-alone commercial building is located just off the Trans-Canada Highway. The 8,249 SF building features a modern showroom, three private offices with additional office space located on the second floor. Users can benefit from the staff lounge, kitchenette, a parts and storage space with a mezzanine, and a well-equip shop with trench drainage. The shop area offers three drive-in bay with 12'x12' OHDs.

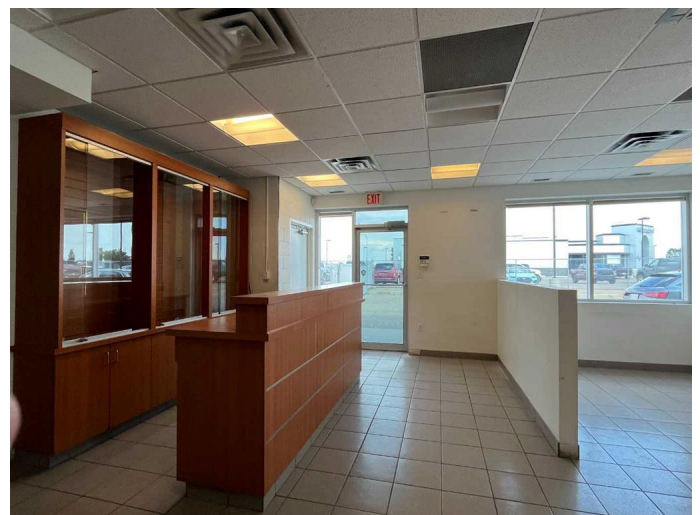
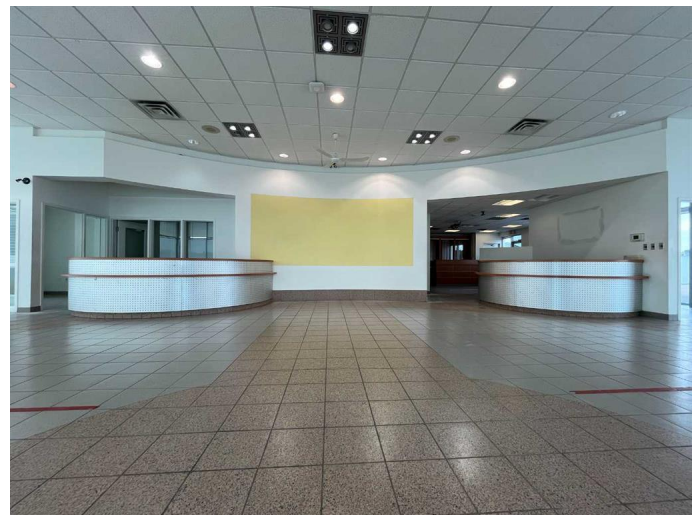
Built in 2005

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2167935    |
| Price      | \$1,800,000 |
| Bathrooms  | 0.00        |
| Acres      | 2.06        |
| Year Built | 2005        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1450 Strachan Road Se |
| Subdivision | Southland             |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1B4V2                |



**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2024 |
| Days on Market | 209                  |
| Zoning         | C-H                  |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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