

# \$1,700,000 - 1276 Strachan Road Se, Medicine Hat

MLS® #A2180667

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Excellent high traffic location with numerous residential and commercial developments in the area. Situated on a corner lot with exceptional visibility and exposure. The gas bar and modern convenience store are currently under a lease agreement to December 31, 2025. This property also features a 4-bay wand car wash plus an automatic drive thru car wash bay that is operated by the owner. There is also a 1200 square foot vacant retail space which is ideal for a multiple of options that would generate additional revenue also operated by the owner. The car wash building is approximately 3950 square feet in size and the retail space is approximately 3925 square feet in size. This property is an exceptional opportunity for an investor and entrepreneur. Please do not approach any staff members!

Built in 1996

## Essential Information

MLS® #	A2180667
Price	\$1,700,000
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Mixed Use
Status	Active



**Community Information**

Address	1276 Strachan Road Se
Subdivision	SE Southridge
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B4A8

**Additional Information**

Date Listed	November 21st, 2024
Days on Market	150
Zoning	MU

**Listing Details**

Listing Office	ROYAL LEPAGE COMMUNITY REALTY
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.