

# \$1,250,000 - 1277 Trans Canada Way Se, Medicine Hat

MLS® #A2190092

**\$1,250,000**

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	\$1,250,000



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	87
Zoning	C3

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.