

\$2,950,000 - 1290 & 1296 Trans Canada Way Se, Medicine Hat

MLS® #A2186820

\$2,950,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southview-Park Meadows, Medicine Hat,
Alberta

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.

Built in 1968

Essential Information

| | |
|------------|-------------|
| MLS® # | A2186820 |
| Price | \$2,950,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1968 |



| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 1290 & 1296 Trans Canada Way Se |
| Subdivision | Southview-Park Meadows |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B 1J5 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 12th, 2025 |
| Days on Market | 107 |
| Zoning | C-H |

Listing Details

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

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