

**201/202, 1290 Trans Canada Way SE  
Medicine Hat, Alberta**

**MLS # A2222745**



## \$7 per sq.ft.

<b>Division:</b>	Southview-Park Meadows
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	Trans Canada Junction
<b>Bus. Name:</b>	-
<b>Size:</b>	2,010 sq.ft.
<b>Zoning:</b>	C-H
<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	None
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

Second floor office space totaling 1,970 SF available at Trans Canada Junction, a prominent commercial property located along one of Medicine Hat's primary commercial corridors. This bright, well-configured space features abundant natural light, excellent exposure, and ample on-site parking. Situated at the intersection of Trans Canada Way SE and 13th Avenue SE (14,980 VPD+), the site offers outstanding accessibility and visibility. Surrounded by a strong mix of national and local tenants, this unit is ideal for office users seeking a professional setting with profile. Space can be also be demised into two units of 1,027 SF and 983 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.