

205, 1290 Trans Canada Way SE  
Medicine Hat, Alberta

MLS # A2222750



## \$7 per sq.ft.

Division:	Southview-Park Meadows
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Trans Canada Junction
Bus. Name:	-
Size:	1,155 sq.ft.
Zoning:	C-H
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	None
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Second floor office space totaling 1,155 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. Estimated 2025 operating costs are \$9.87 PSF.