

\$34 - 1751 Strachan Road Se, Medicine Hat

MLS® #A2224609

\$34

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

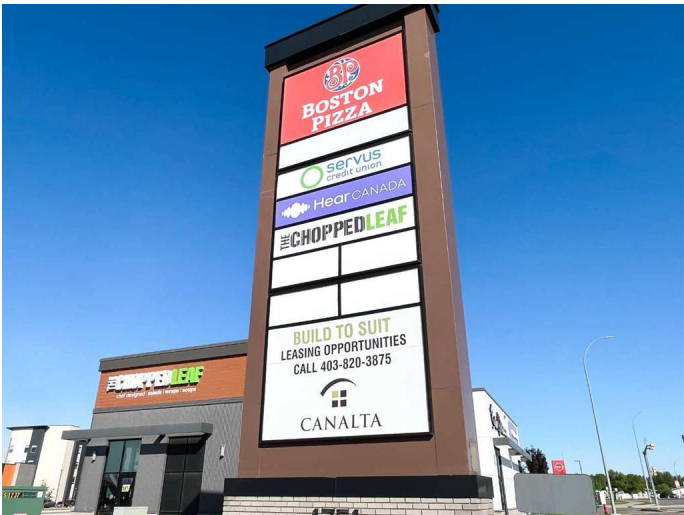
Southland, Medicine Hat, Alberta

Strategically positioned at 1721 Strachan Road SE, this high-visibility 1,000?SF CRU is located in the heart of Medicine Hatâ€™s busiest commercial hub, surrounded by top national retailers including Walmart, Canadian Tire, Home Depot, Sobeys, Save-On-Foods, Staples, Boston Pizza, Tim Hortons, and many more. With seamless access from the Trans-Canada Highway and Dunmore Road, this unit offers exceptional signage potential and nonstop consumer trafficâ€™ideal for professional service users such as financial, insurance, personal wellness, medical, dental, or optical providers. According to the International Council of Shopping Centers (ICSC), businesses located adjacent to major retail anchors experience a sales lift of 30â€“40% on average, driven by increased visibility and built-in customer flow. This is a standout opportunity to position your brand in one of Medicine Hatâ€™s most high-performing retail corridors. Offered at \$34 PSF plus GST, utilities, and Operating Costs (estimated at \$11.50 PSF for 2025). Available October 1, 2025.

Built in 2018

Essential Information

| | |
|-----------|----------|
| MLS® # | A2224609 |
| Price | \$34 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 1751 Strachan Road Se |
| Subdivision | Southland |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B 0S2 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 57 |
| Zoning | C-R |

Listing Details

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

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