

# \$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	155
Zoning	C-H

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.