



## 201 & 202, 1290 Trans Canada Way SE, Medicine Hat, Alberta - \$7



Main Photo

### Property Description

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 1,000 SF and 970 SF, accordingly. Estimated 2025 operating costs are \$9.87 PSF.

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