

\$34 - 1751 Strachan Road Se, Medicine Hat

MLS® #A2224609

\$34

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

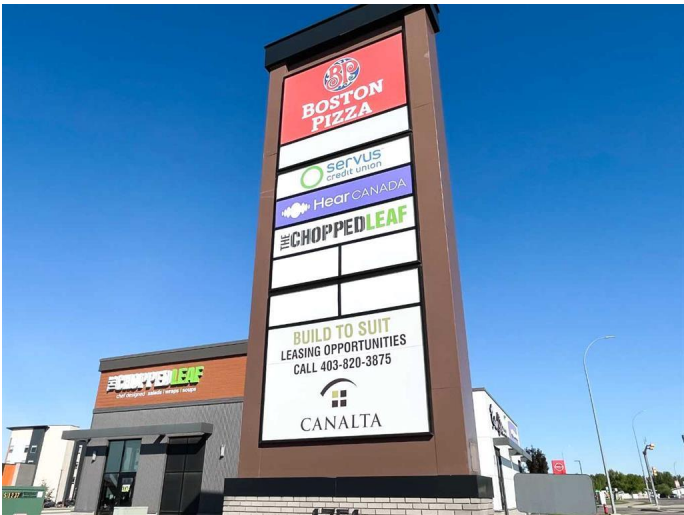
Southland, Medicine Hat, Alberta

Strategically positioned at 1721 Strachan Road SE, this high-visibility 1,000?SF CRU is located in the heart of Medicine Hat’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 traffic—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 30–40% on average, driven by increased visibility and built-in customer flow. This is a standout opportunity to position your brand in one of Medicine Hat’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	84
Zoning	C-R

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.