

**AVISON
YOUNG**



**2011 & 2031 STRACHAN ROAD SE
MEDICINE HAT, AB**



**Get more
property
information**

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Property Information

Southlands Crossing is ideally located in Medicine Hat's strongest shopping node, with easy access from the Trans-Canada Highway. The retail centre features an excellent tenant mix and is shadow-anchored by Walmart and Canadian Tire. Southlands Crossing tenants include Ashley Furniture, PetSmart, TD Bank, Dollar Tree, Starbucks, Dairy Queen, Bulk Barn and Tommy Guns.

Opportunity

The property offers a great opportunity for a drive-thru, retail or professional services user. Please contact an Associate to discuss the opportunity further.

Available Units

| | | |
|-------------|----------|-------------------------|
| Unit #4-103 | 2,520 sf | Available December 2025 |
| Unit #5-100 | 6,139 sf | Available Spring 2026 |

Lease Details

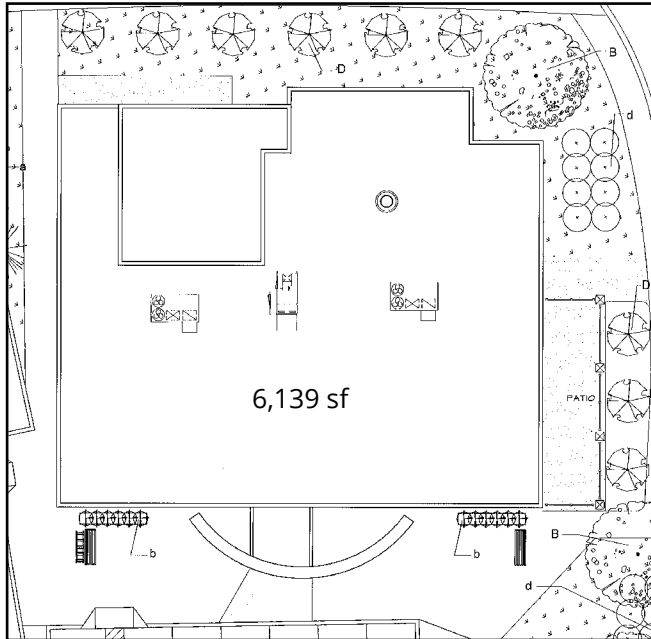
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|------------------|--|
| Lease Rate: | Market Rates |
| Additional Rent: | \$12.72 psf (Est.) + 5% Management Fee |
| Lease Term: | 10+ Years Preferred |



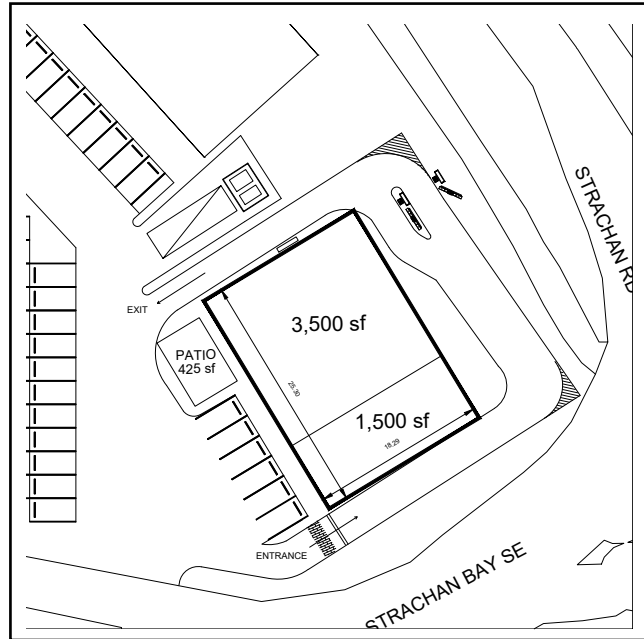


Lease Details

| | |
|------------------|--|
| Opportunity: | 2,520 sf |
| Ideal User: | Retail CRU, former liquor store |
| Lease Rate: | Market Rates |
| Additional Rent: | \$12.72 psf (Est.) + 5% Management Fee |
| Possession Date: | December 2025 |
| Lease Term: | 10+ Years Preferred |



Current layout



Drive-thru opportunity



Lease Details

| | |
|------------------|--|
| Opportunity: | Up to 6,139 sf |
| Ideal User: | Pad site, drive-thru opportunity |
| Lease Rate: | Market Rates |
| Additional Rent: | \$12.72 psf (Est.) + 5% Management Fee |
| Possession Date: | Spring 2026 |
| Lease Term: | 10+ Years Preferred |



Contact Information

For Lease Inquiries, Contact:

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The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form any part of any future contract.



Photo Credit: City of Medicine Hat