



TRANS CANADA JUNCTION

1290 TRANS CANADA WAY SE, MEDICINE HAT, AB

Second floor office units ranging from 970 SF +/- to 1,136 SF +/-

Three second-floor office units now available in one of Medicine Hat's most prominent commercial corridors. Positioned along Trans Canada Way SE, the property offers excellent signage opportunities and exposure to over 14,900 vehicles per day. Trans Canada Junction features a strong tenant mix, including nationally recognized brands such as Starbucks Panago Pizza, Joey's Fish Shack, strEATS, and complemented by numerous additional local service providers.

Adam Andrews

Associate

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PROPERTY SUMMARY

MUNICIPAL ADDRESS

1290 Trans Canada Way SE
Medicine Hat, AB

LEGAL DESCRIPTION

Plan: 9711129; Block: 2; Lot: 6&7

ZONING

Highway Commercial (C-H)

OPPORTUNITY

Unit 201 - 1,000 SF
Unit 202 - 970 SF
Unit 205 - 1,136 SF

LEASE PRICE

\$7.00 PSF

ADDITIONAL RENT

\$9.87 PSF

PARKING

78 +/- on-site parking stalls

SIGNAGE

Building & pylon options

POSSESSION

Move in ready
Quick possession available

Premier Lease Opportunity

in Medicine Hat with High Visibility

and a Strong Tenant Mix

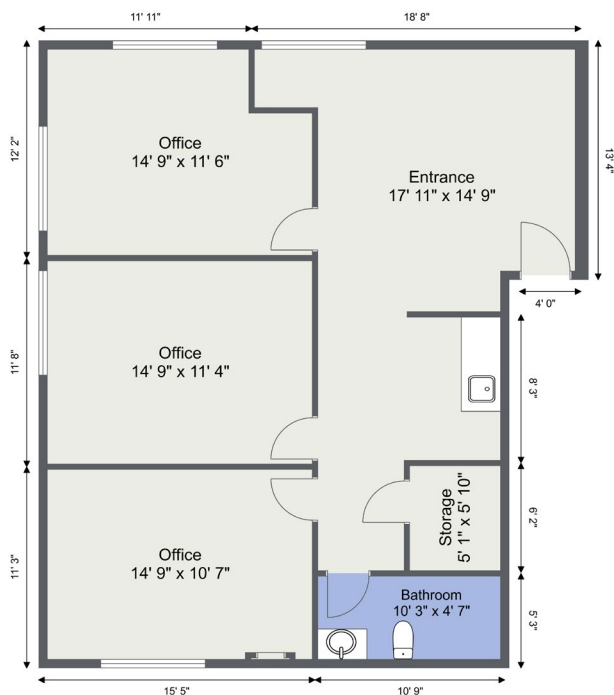
OPPORTUNITY

Trans Canada Junction is a desirable commercial property in Medicine Hat's dominant commercial node. With high traffic counts, multiple entry points, and proximity to top national retailers, the property benefits from steady vehicle flow and strong consumer draw. Excellent connectivity to the Trans-Canada Highway and ample on-site parking make it highly accessible for customers and staff alike.

Its location within Medicine Hat's primary retail corridor further enhances its appeal, with proximity to major anchors like the Real Canadian Superstore, Tim Hortons, Winners, and London Drugs. Adjacent automotive dealerships such as Ford, VW, and GMC, also create an additional hub that draws a wide range of customers to the area daily.

Each unit features large windows with abundant natural light, convenient access, and ample on-site parking—ideal for professional, medical, or service-based users looking to establish a presence in the city's dominant commercial district.

UNIT 201



Offering Summary

Opportunity	1,000 SF
Lease Price	\$7.00 PSF
Additional Rent	\$9.87 PSF
Possession	Quick Possession Available

Unit 201 offers a well-designed layout with a reception/waiting area, three private offices, a kitchenette/lunchroom, storage and a washroom. The unit has large windows and would be ideal for a professional office or clinical user. This space could be combined with Unit 202 for a total 1,970 SF.

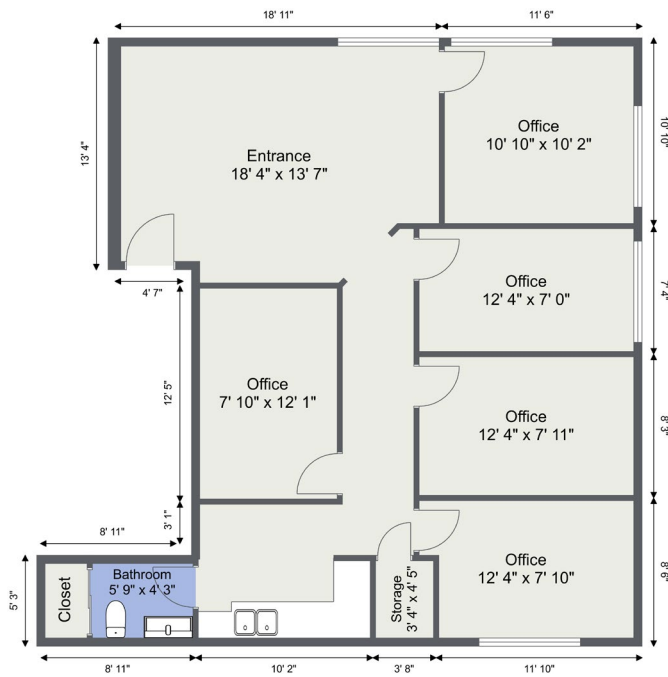


Avison Young
704 4th Avenue South, Suite 295
Lethbridge, Alberta, T1J 0N8

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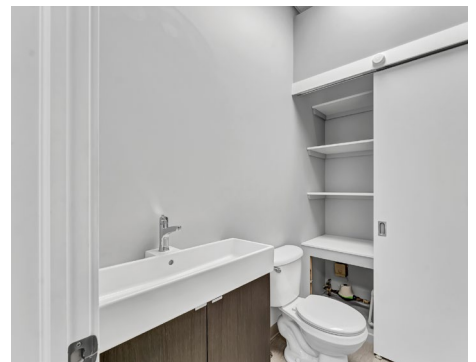
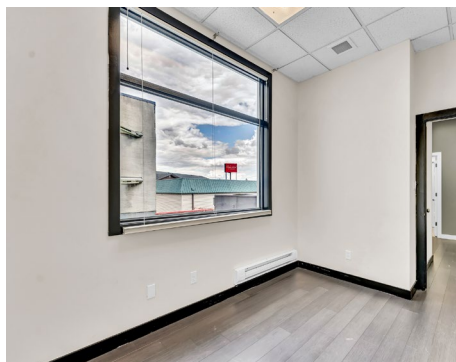
UNIT 202



Offering Summary

Opportunity	970 SF
Lease Price	\$7.00 PSF
Additional Rent	\$9.87 PSF
Possession	Quick Possession Available

Unit 202 features a versatile floor plan with a reception/waiting area, five private offices, a kitchenette/lunchroom, storage and a washroom. The unit has large windows and would be an excellent choice for a professional office or clinical user. This space could be combined with Unit 201 for a total 1,970 SF.

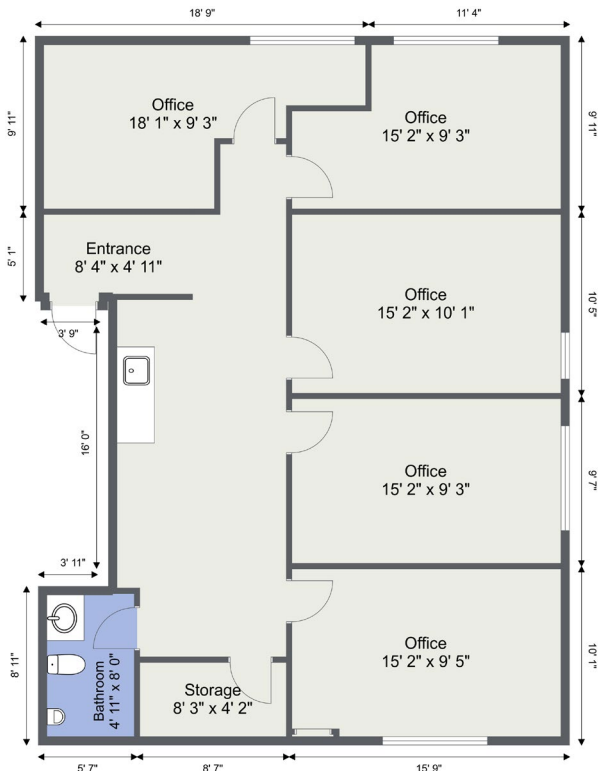


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UNIT 205



Offering Summary

Opportunity	1,136 SF
Lease Price	\$7.00 PSF
Additional Rent	\$9.87 PSF
Possession	Quick Possession Available

Unit 205 offers a practical layout with a small entrance area, five private offices, a kitchenette/lunch area, storage and a washroom. The unit has large front-facing windows and would be ideal for a professional office or clinical user. Please contact an Associate for more info.



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Get more property info

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Platinum member

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