

**1450 Strachan Road SE**  
**Medicine Hat, Alberta**

**MLS # A2167935**



**\$1,800,000**

**Division:** Southland

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 8,249 sq.ft.

**Zoning:** C-H

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.06 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This easily accessible and highly visible stand-alone commercial building is located just off the Trans-Canada Highway. The 8,249 SF building features a modern showroom, three private offices with additional office space located on the second floor. Users can benefit from the staff lounge, kitchenette, a parts and storage space with a mezzanine, and a well-equip shop with trench drainage. The shop area offers three drive-in bay with 12'x12' OHDs.