

# \$1,700,000 - 1276 Strachan Road Se, Medicine Hat

MLS® #A2218817

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

SE Southridge, Medicine Hat, Alberta

Excellent high traffic location with numerous residential and commercial developments in the area. Situated on a corner lot with exceptional visibility and exposure. The gas bar and modern convenience store are currently under a lease agreement to December 31, 2025. This property also features a 4-bay wand car wash plus an automatic drive thru car wash bay that is operated by the owner. There is also a 1200 square foot vacant retail space which is ideal for a multiple of options that would generate additional revenue also operated by the owner. The car wash building is approximately 3950 square feet in size and the retail space is approximately 3925 square feet in size. This property is an exceptional opportunity for an investor and entrepreneur. Please do not approach any staff members!

Built in 1996

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2218817    |
| Price      | \$1,700,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1996        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |



**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1276 Strachan Road Se |
| Subdivision | SE Southridge         |
| City        | Medicine Hat          |
| County      | Medicine Hat          |
| Province    | Alberta               |
| Postal Code | T1B4A8                |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 141           |
| Zoning         | MU            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.