



TRANS CANADA JUNCTION

1290 TRANS CANADA WAY SE, MEDICINE HAT, AB

Main floor commercial units including 1,181 sf or 1,563 sf

Second floor office units including 983 sf or 1,155 sf

Flexible units are now available in one of Medicine Hat's most prominent commercial corridors. Positioned along Trans Canada Way SE, Trans Canada Junction offers excellent signage opportunities and exposure to over 14,900 vehicles per day. The site 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

Senior 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 101 - 1,563 sf

Unit 104 - 1,181 sf

Unit 202 - 983 sf

Unit 205 - 1,155 sf

LEASE PRICE

Main Floor - \$19.00 psf

Second Floor - \$7.00 psf

ADDITIONAL RENT

\$9.95 psf (Est.)

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

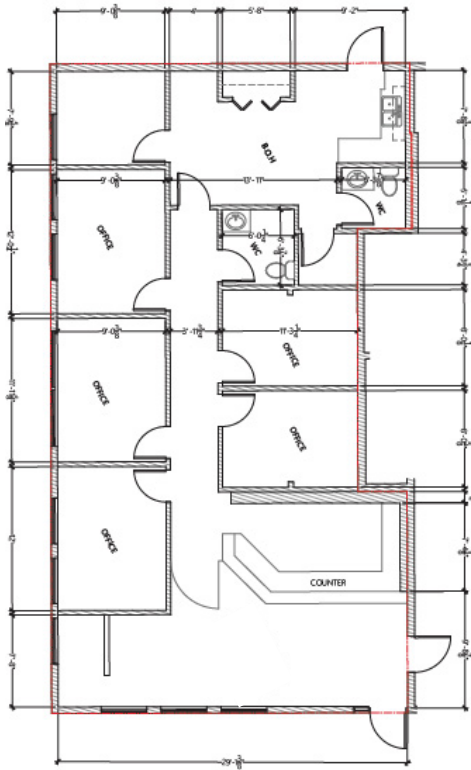
OPPORTUNITY

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 101



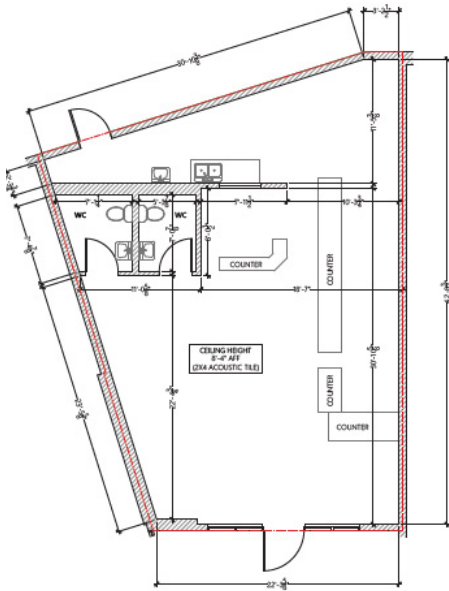
Offering Summary

Opportunity	1,563 sf
Lease Price	\$19.00 psf
Additional Rent	\$9.95 psf
Possession	Quick Possession Available

Unit 101 is a prime end-cap space offering excellent visibility along Trans Canada Way SE. The unit features a modern customer display area with a POS counter, five private offices, a kitchenette, washrooms, and dedicated storage. Large windows provide abundant natural light, making this an ideal location for retail or service-oriented businesses.



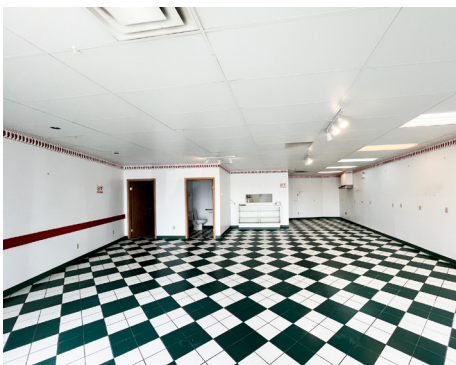
UNIT 104



Offering Summary

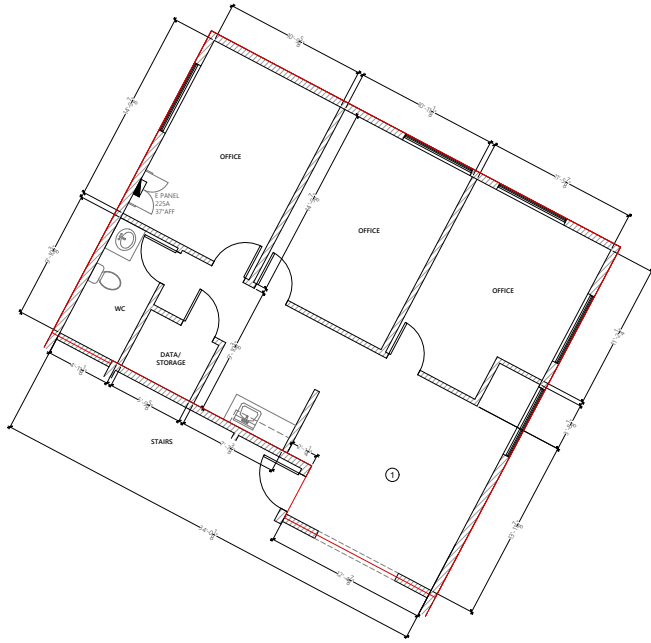
Opportunity	1,181 sf
Lease Price	\$19.00 psf
Additional Rent	\$9.95 psf
Possession	Quick Possession Available

Unit 104 presents an excellent opportunity for a quick-service restaurant seeking a ready-to-use layout. The floor plan features a prominent POS counter for streamlined ordering, a well-organized kitchen prep zone, an inviting dining area, and private washrooms for staff or customers.



**AVISON
YOUNG**

UNIT 202



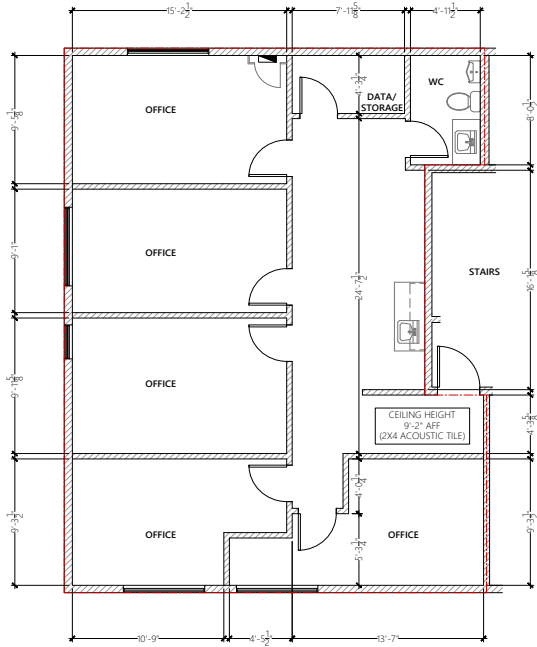
Offering Summary

Opportunity	983 sf
Lease Price	\$7.00 psf
Additional Rent	\$9.95 psf
Possession	Quick Possession Available

Unit 202 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 201 for a total 2,010 SF.



UNIT 205



Offering Summary

Opportunity	1,155 sf
Lease Price	\$7.00 psf
Additional Rent	\$9.95 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.





Get more property info

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