

**AVISON  
YOUNG**

**For Lease**

Unit 101, 1751 Strachan Road SE  
Medicine Hat, AB



**High-visibility end-cap  
space in Medicine Hat's  
premier retail corridor**



1,082 SF



End-cap unit



Convenient  
location

**Get more property information**

**Adam Andrews**

Associate

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## Property Description

Unit 101 at 1751 Strachan Road SE offers 1,081 SF of prime end-cap space with exceptional corner visibility along Medicine Hat's busiest commercial corridor. This modern unit features expansive storefront glazing, providing abundant natural light—ideal for professional, clinical, personal service, or boutique retail operations.

## Location Description

Strategically located adjacent to national retailers such as Walmart, Canadian Tire, Home Depot, Sobeys, Save-On-Foods, Staples, Boston Pizza, and Tim Hortons, the site benefits from continuous consumer traffic and strong co-tenancy. According to the International Council of Shopping Centers (ICSC), businesses situated near major retail anchors can experience a 30–40% increase in sales due to heightened visibility and customer flow.

This is a rare opportunity to position your brand in a high-performing retail node with built-in foot traffic and strong regional draw. Building co-tenants include TheChopped Leaf, Red Swan Pizza, and Hear Canada.

## Offering Summary

<b>Opportunity</b>	1,082 SF
<b>Legal Address</b>	1712050;1
<b>Zoning</b>	Regional Commercial District (C-R)
<b>Lease Price</b>	\$34.00 PSF
<b>Additional Rent</b>	\$11.50 PSF
<b>Possession</b>	Available October 1, 2025

## Property Highlights

- End-cap unit with high-profile exposure
- Modern space
- Large windows and abundant natural light
- Ample shared surface parking
- Easily accessible commercial site





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