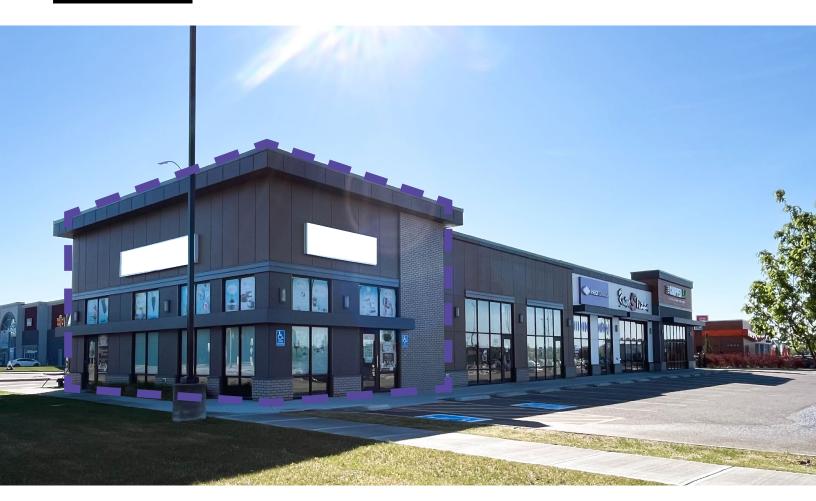


For Lease

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 D 403 942 8099 adam.andrews@avisonyoung.com





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

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



Get more property information

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