

**AVISON
YOUNG**

Prime Trans-Canada service station

1900 & 1951 South Highway Drive SE
Redcliff, AB



**Strategically located
Esso truck stop with
stabilized income &
future development option**

 8,388 sf
4.88 acres

 Modern fuel
infrastructure

 High traffic site

Get more property information

Adam Andrews
Senior Associate
403 942 8099
adam.andrews@avisonyoung.com

Daniel Kitching
Associate
403 942 5678
daniel.kitching@avisonyoung.com

Prime Trans-Canada service station

1900 & 1951 South Highway Drive SE
Redcliff, AB T0J 2P0



Property Description

The property offers a high-performing Trans-Canada Truck Stop (Esso) with prime highway exposure, a full-service gas station and convenience store, and a long-standing leased restaurant that generates stable income from steady daily traffic.

The 4.88-acre site includes an additional 1.1-acre parcel for overflow parking or future development, supports efficient circulation for large trucks and RVs, features modern fuel pump infrastructure with minimal near-term capital needs, and provides strong upside potential through future pad-site development for QSR or drive-thru users.

Location Description

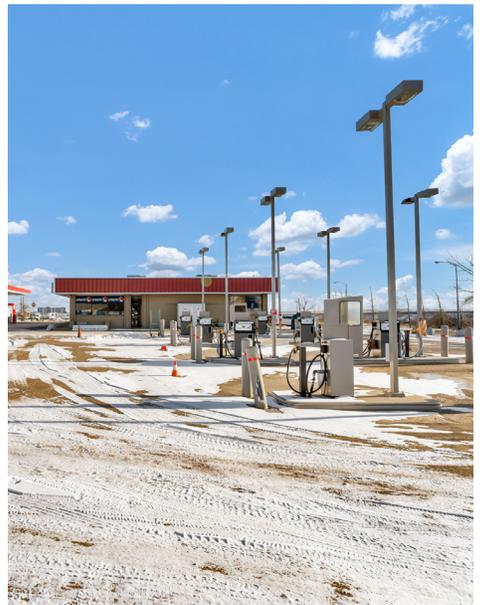
1900 South Highway Drive SE is a proven highway-service location along the Trans-Canada Highway (AB-1) in Redcliff, approximately 5 km west of Medicine Hat. The property benefits from excellent visibility and direct highway access, with traffic volumes of 14,000 VPD+. The site captures consistent east-west traffic while benefiting from proximity to the larger Medicine Hat trade area. Surrounded by service-commercial and light industrial uses, the property offers stable demand, strong visibility, and long-term relevance as a regional service hub.

Offering Summary

Opportunity	8,388 sf
Site Size	1900 - 3.78 acres 1951 - 1.10 acres
Legal Address	1900 - 0714383;6;15 1951 - 0815601;1;1
Zoning	Commercial, Highway District
Sale Price	\$3,390,000
Taxes	\$47,225 (2025)
Possession	Negotiable

Property Highlights

- Prime Trans-Canada exposure
- Efficient circulation and parking
- Modern fuel infrastructure
- Stabilized tenant income (restaurant)
- 5KM west of Medicine Hat
- Pad-site development potential





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Avison Young | Gas Light Plaza #105 | 579 - 3 Street SE | Medicine Hat, AB T1A 0H2 | 403 330 3338

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