

# \$4,500 - 2, 2010 Strachan Road Se, Medicine Hat

MLS® #A2252735

**\$4,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Southland, Medicine Hat, Alberta

Modern Retail/Professional Space for Lease in Southlands â€“ Exceptional Visibility, Prime Location, and Turnkey Features

Ready to elevate your business? This impressive retail/professional space is now available for lease in the highly sought-after Southlands area of Medicine Hat. Perfect for retail, medical, or professional services, this modern space boasts outstanding visibility and is surrounded by a bustling community of active businessesâ€”meaning built-in exposure and steady foot traffic from day one.

Strategically located with quick, convenient access to major highways, your clients, customers, and suppliers will find you with easeâ€”whether theyâ€™re local or coming in from surrounding areas. This site delivers on accessibility, making it a breeze for everyone to reach your door.

Step inside to nearly 5,000 square feet of thoughtfully designed main level space, featuring stylish, easy-to-maintain concrete floorsâ€”perfect for high-traffic commercial use. The open layout, tall ceilings, and exceptional lighting create a bright, airy atmosphere that will make your products and services shine.

Need more room? Take advantage of the expansive, fully finished 1,421 square foot mezzanineâ€”perfect for extra offices, storage,



or display. For businesses with logistical needs, enjoy grade-level loading doors, a long docking bay for seamless deliveries, and a fully fenced garbage enclosure for added security and convenience.

This property is built to impress, with a durable metal roof and attractive stucco exterior that blend modern curb appeal with low-maintenance peace of mind. Ample on-site parking ensures your clients and customers always have a place to park, making every visit easy and inviting.

Whether you’re expanding, launching a flagship, or seeking a high-potential location, this Southlands space checks all the boxes for visibility, functionality, and future growth.

Don’t miss your chance to secure a premium retail/professional address in one of Medicine Hat’s most dynamic commercial hubs. Contact your real estate professional today to schedule a private tour or to discuss how this space can be the perfect match for your business!

Built in 2010

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | A2252735   |
| Price      | \$4,500    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2010       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

**Community Information**

|         |                          |
|---------|--------------------------|
| Address | 2, 2010 Strachan Road Se |
|---------|--------------------------|

|             |              |
|-------------|--------------|
| Subdivision | Southland    |
| City        | Medicine Hat |
| County      | Medicine Hat |
| Province    | Alberta      |
| Postal Code | T1B 0M9      |

### **Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### **Exterior**

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Slab  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 72                |
| Zoning         | C-R               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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