

**Retail CRU Units**

**Unit #104 - 1,181 SF +/-**

**Occupancy May 1, 2026**

Starbucks anchored retail centre.  
Excellent exposure to Hwy 1 and 13th Ave SE.  
Ideal for QSR or medical uses.  
Previously licensed dining.



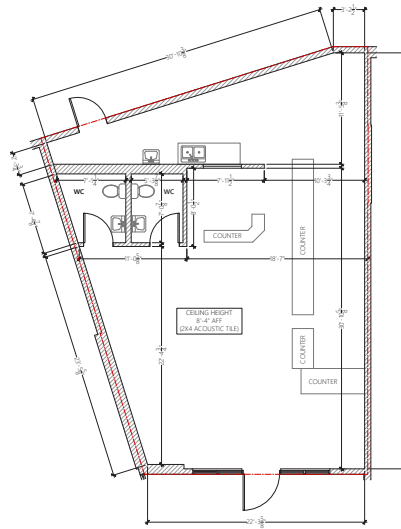
- 1290 Trans Canada Way SE  
Medicine Hat, AB
- Legal Description:  
Plan 9711129 Blk 2 Lot 6
- Zoning: Highway Commercial
- Site Size: 1.66 +/- Acres
- Lease Rate: Market
- Op Costs: \$9.95/sf (2026)



# FOR LEASE

Unit #104, 1290 Trans Canada Way SE  
Medicine Hat, AB

Existing Floor Plan – Will Build To Suit



Great  
QSR Space

## Location



**KDI**  
COMMERCIAL  
REAL ESTATE SERVICES

**Steve Seiler**  
Senior Associate, Partner, Director  
Cell: 403.818.9837  
sseiler@kdicommercial.com  
www.kdicommercial.com

**Adam Andrews**  
Senior Associate  
Cell: 403.580.9078  
adam.andrews@avisonyoung.com  
www.avisonyoung.ca

**AVISON  
YOUNG**

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.