

\$16 - 8, 40 Strachan Court Se, Medicine Hat

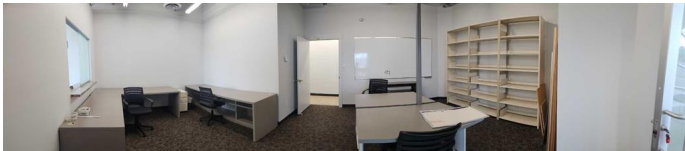
MLS® #A2255034

\$16

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Southland, Medicine Hat, Alberta

Tori Plaza Nest Hub has prime 2nd floor executive office space available, offering outstanding visibility and exposure just off Dunmore Road/Strachan RD with easy access to Highway 1. This 4,606 sf professional office is built to a high standard and features flexible Teknion modular Executive office solutions, allowing for reconfiguration to suit a wide range of business needs. The layout includes up to 14 private offices, a fully outfitted staff room, boardroom, multimedia Studio, conference centre, Executive Showers, fibre optic connectivity, and a climate-controlled server room. Bright natural light flows throughout, creating an inviting and productive workspace. Ample on-site parking further enhances accessibility for staff and clients. An excellent opportunity for professional service firms seeking quality, move-in ready space in a highly visible and convenient location. There is potential for an additional 2,800 sf (approx.) available on the 2nd floor and an additional 4,800 sf (approx.) available on the main floor for the right client.



Built in 2003

Essential Information

MLS® #	A2255034
Price	\$16
Bathrooms	0.00
Acres	0.00

Year Built	2003
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	8, 40 Strachan Court Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 2Y7

Additional Information

Date Listed	September 7th, 2025
Days on Market	74

Listing Details

Listing Office	AVISON YOUNG
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.