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## 3, 64 CARRY DRIVE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
35029


**MLS ID:**  
A2304390

**\$1,950**



 **ADAM ANDREWS**  
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 **AVISON YOUNG**  
 403-330-3338

 3, 64 Carry Drive SE, Medicine Hat , Alberta T1B 4E1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 1950.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> C-R	<b>Subdivision</b> Southview-Park Meadows
<b>Year Built</b> 1998	<b>Structure Type</b> Office	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Legal Plan</b> 9812128	<b>Building Area (Sq. Ft.)</b> 1065.00
<b>Building Area (Sq. M.)</b> 98.94	<b>Inclusions</b> None	<b>Restrictions</b> Call Lister
<b>Reports</b> Call Lister		

Prime office space in one of Medicine Hat's most sought-after southside commercial locations. This 1,065 square foot unit offers strong traffic exposure, excellent visibility, and ample on-site parking within the city's dominant south end commercial corridor. The layout includes 4–5 private offices, an open reception or retail-style area, a kitchenette, and a private washroom, making it well suited for professional office, medical, wellness, or service-based users. Base rent is \$1,950 per month plus GST, with operating costs estimated at \$6.50 PSF (approximately \$576.88 per month), for a total monthly cost of \$2,526.88 plus GST. Call for a tour today!

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