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3, 46 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, 46 Carry Drive SE, Medicine Hat , Alberta T1B 4E1

Transaction Type For Lease	Days On Market 46	Lease Amount 1950.00
Lease Frequency Monthly	Zoning C-R	Subdivision Southview-Park Meadows
Year Built 1998	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 9812128	Building Area (Sq. Ft.) 1065.00
Building Area (Sq. M.) 98.94	Inclusions None	Restrictions Call Lister
Reports 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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