



GRASSROOTS
REALTY GROUP

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**64 Carry Drive SE
Medicine Hat, Alberta**

MLS # A2212203



\$19 per sq.ft.

Division: Ross Glen

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 15,980 sq.ft.

Zoning: C-R

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Prime & plusmn;15,980 SF retail lease opportunity in the heart of Medicine Hat's dominant commercial node. Located directly across from Medicine Hat Mall with frontage on Carry Drive SE, this former Peavey Mart offers excellent visibility, access, and positioning alongside national anchors including Superstore, Marshalls, Best Buy, GoodLife Fitness, Shoppers, Sport Chek, Dollarama, Sleep Country, and ATB. Zoned C-R with on-site parking, a fenced yard, and rear loading. Ideal for retail, service, clinic, or office redevelopment. Landlord open to escalation lease. 2025 additional rent: \$4.70 PSF.