

# AVISON YOUNG

# FOR LEASE



## 64 CARRY DRIVE SE MEDICINE HAT, AB

Located directly across from Medicine Hat Mall, this prior Peavey Mart site offers a rare opportunity in one of the city's highest-traffic retail corridors. Surrounded by top national anchors including Real Canadian Superstore, Sport Chek, Sleep Country, ATB Financial, Marshalls, HomeSense, Best Buy, Shoppers Drug Mart, and GoodLife Fitness, the site benefits from strong co-tenancy. With excellent access off Carry Drive and proximity to Dunmore Road and the Trans-Canada Highway, the property is ideally positioned for retail, service, or redevelopment uses. High visibility, proven retail performance in the immediate area, and established infrastructure make this a premier commercial location not just in Medicine Hat, but in Southern Alberta.

### Adam Andrews

Associate

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# PROPERTY SUMMARY

## MUNICIPAL ADDRESS

64 Carry Drive SE  
Medicine Hat, AB

## LEGAL DESCRIPTION

Plan: 9812128; Block: 1; Lot: 21

## ZONING

Regional Commercial (C-R)

## OPPORTUNITY

15,980 SF

## YEAR BUILT

Circa 1998

## LEASE PRICE

Market Rates

## ADDITIONAL RENT

\$4.70 PSF

## PARKING

Shared on-site parking

## LOADING OPTION

Ground level overheard door

## YARD

Private fenced + paved yard

## POSSESSION

Negotiable

Premier commercial location

*in Medicine Hat with high visibility*

*and excellent co-tenancy*

## PROPERTY HIGHLIGHTS

**1. High-Visibility Location:** Situated directly across from Medicine Hat Mall, the city's largest shopping center, ensuring substantial consumer traffic and exposure.

**2. Surrounded by National Retailers:**

In close proximity to major retailers such as Real Canadian Superstore, Sport Chek, Sleep Country, ATB Financial, Marshalls, HomeSense, Best Buy, Shoppers Drug Mart, and GoodLife Fitness, creating a strong retail synergy.

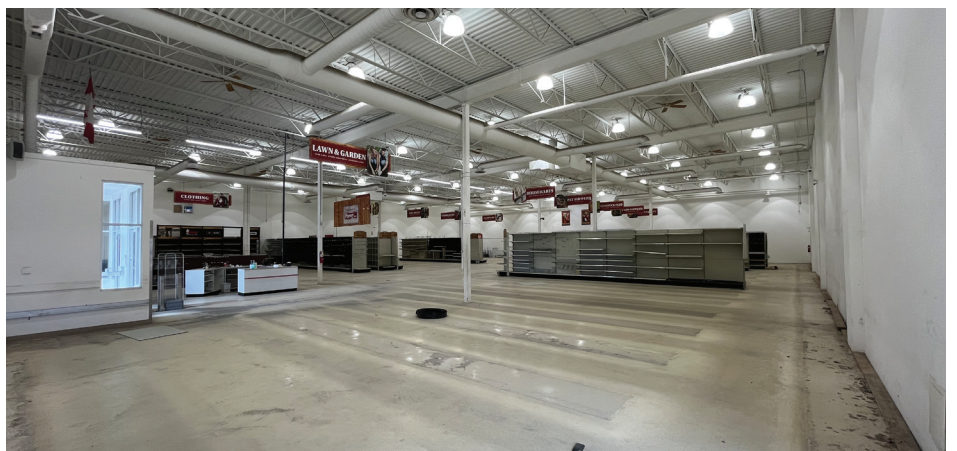
**3. Excellent Accessibility:** Easy access from Carry Drive SE, with seamless connectivity to Dunmore Road and the Trans-Canada Highway, facilitating convenient customer and delivery routes.

**4. Versatile Space:** The former Peavey Mart building offers a spacious interior suitable for various retail or commercial uses, with ample parking available on-site.

**5. Established Commercial Hub:** Located within Medicine Hat's primary retail corridor, benefiting from a well-developed infrastructure and a vibrant mix of businesses that attract consistent foot traffic.



# PROPERTY PHOTOS







## Get more property info

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