



**A highly visible office  
space offering a versatile  
layout and ample parking**



1,065 sf



Versatile office  
layout



Prime location

**Get more property information**

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## Property Description

The subject property offers a functional office space in one of Medicine Hat's most sought-after southside commercial locations. This versatile unit benefits from exceptional traffic exposure, prominent visibility, and ample on-site parking in the heart of the city's dominant south end commercial corridor. The layout includes 4-5 private offices, an open reception/retail-style area, kitchenette, and private washroom, making it well suited for professional offices, physicians, medical users, wellness/spa operators, or service-based businesses.

## Location Description

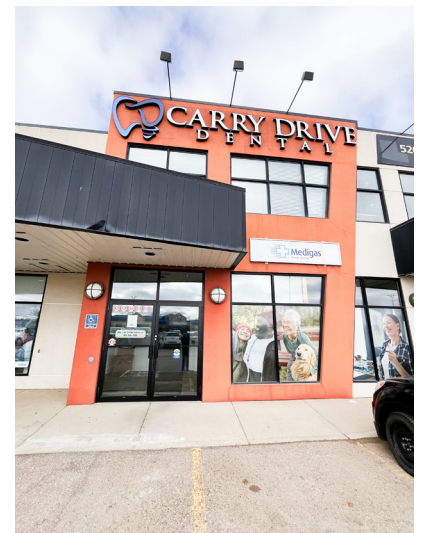
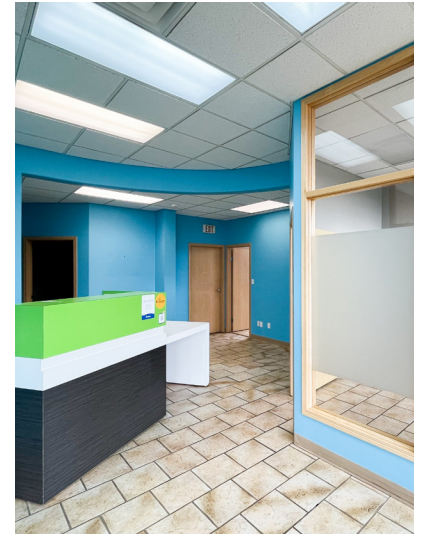
This unit offers a highly accessible location directly across from Medicine Hat Mall with excellent exposure and convenient access to Carry Drive, Dunmore Road, and the Trans-Canada Highway. Surrounded by a strong mix of retail, professional, and service-oriented businesses, the property benefits from steady daytime traffic. Quality neighbouring tenants include Superstore, ATB Financial, Sleep Country, and the new Lordco.

## Offering Summary

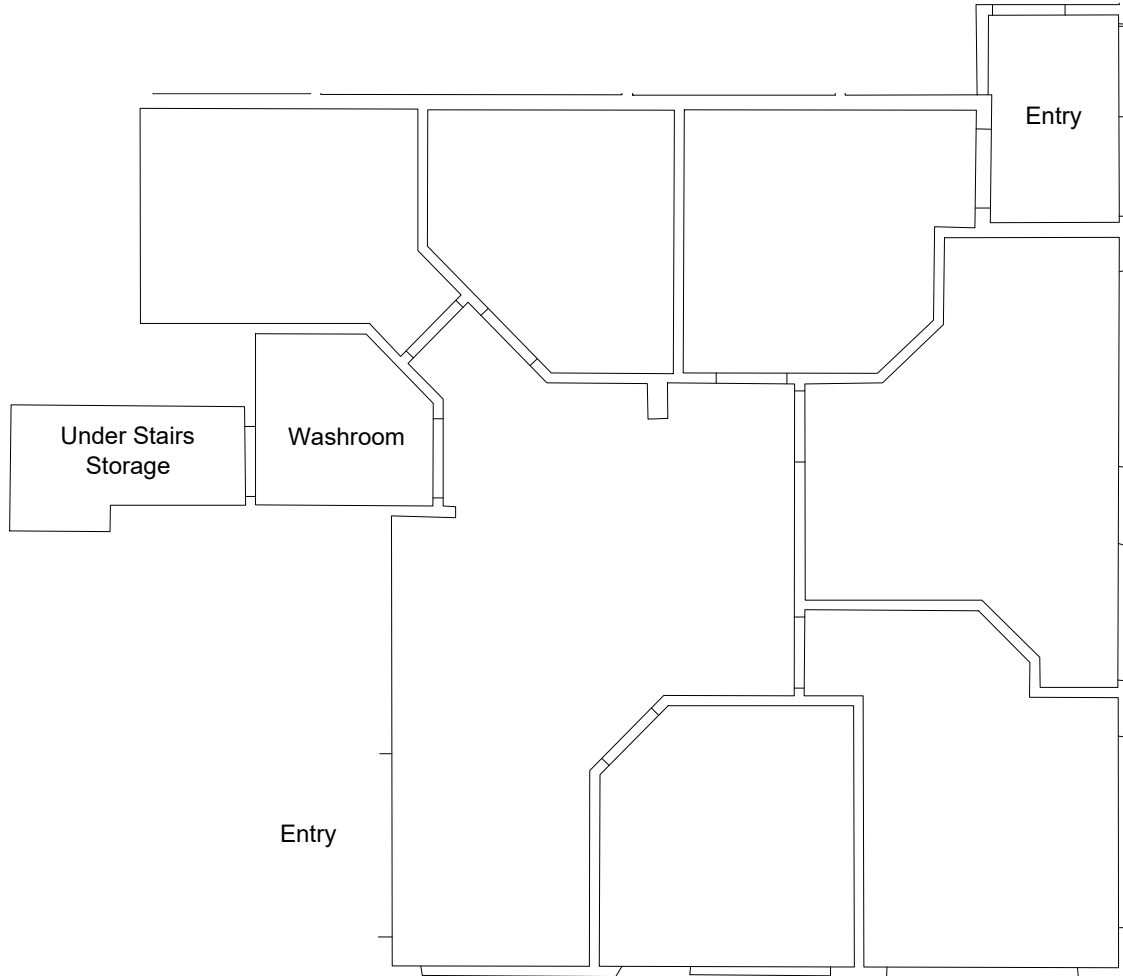
<b>Opportunity</b>	1,065 sf
<b>Legal Address</b>	9812128;1;21
<b>Zoning</b>	Regional Commercial (C-R)
<b>Lease Price</b>	Market Rates
<b>Additional Rent</b>	\$6.50 psf
<b>Possession</b>	Negotiable

## Property Highlights

- Prominent location near the Medicine Hat Mall
- Excellent exposure and accessibility
- Functional office layout
- Includes a kitchenette and private washroom
- Ample on-site parking
- Quality neighbouring tenant mix



**Floor Plan**



\*Note: Drawings are approximate and may not be to scale.



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