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FOR SALE

NORTHPOINTE CROSSING

2350 Division Avenue NW | Medicine Hat, Alberta

Strategic North Medicine Hat Retail Investment



Northpointe Crossing is a multi-building neighbourhood shopping centre strategically positioned at the southwest corner of Division Avenue NW and Parkview Drive, along one of Medicine Hat's primary commercial arterial routes. The property benefits from a strong north-end location and an established mix of national and local retail tenants.

Anchored by Shoppers Drug Mart and complemented by Co-op and neighbouring Big Marble Go Centre, Northpointe Crossing benefits from multiple sources of daily consumer traffic and strong surrounding retail amenities.

INVESTMENT HIGHLIGHTS

Purchase Price	\$15,250,000
In-Place NOI	\$1,092,078
Cap Rate	7.16%
Rentable Area	45,853 SF
Land Area	7.26 Acres
Occupancy	80%
Parking	253 ± Surface Stalls
Buildings	6
Stores	1
Age	2010 / 2016
Land Use	MU – Mixed Use District
Highest & Best Use	Existing Retail

Prime North-End Position

Located on Division Avenue NW, a major commercial arterial serving Medicine Hat.

Destination Amenities

The adjacent Big Marble Go Centre adds another significant source of consumer and recreational traffic to the surrounding area.

Strong Retail Anchors

Shoppers Drug Mart provides a significant daily-needs draw, complemented by Co-op and a diverse mix of local and national tenants.

Established Retail Environment

The combination of daily-needs retail, destination amenities and complementary tenants creates a compelling environment for both consumers and retailers.

MULTI-FAMILY &
COMMERCIAL REAL ESTATE



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