

Clear View
Property Management

For lease

2882 Box Springs Blvd NW
Medicine Hat, AB



**Turnkey opportunity
for a diverse business
mix with substantial
unit improvements**



1,680 sf



Drive-thru
opportunity



Highly desirable
commercial corridor

Get more property information

Adam Andrews
Senior Associate
403 942 8099

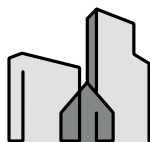
adam.andrews@avisonyoung.com

Daniel Kitching
Associate
403 942 5678

daniel.kitching@avisonyoung.com

Stephen Selinger
Broker
403 330 3172

sselinger@clearviewpropertymanagement.ca



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Property Description

Designed with flexibility and efficiency in mind, this newer commercial space is exceptionally well suited for a wide range of business concepts. The drive-thru-ready configuration, ample on-site parking, rear loading access, walk-in coolers, and front office provide an outstanding foundation for quick-service restaurants, cafés, bakeries, specialty food retailers, wine or liquor stores, boutique retail, medical or professional offices, and other customer-focused service businesses. Many leasehold improvements can be incorporated into a new operation, helping reduce start-up costs and accelerate your opening timeline. Whether you're launching a new venture, relocating a business, or expanding your brand, this is an opportunity to tailor the space to your needs while benefiting from substantial existing improvements.

Location Description

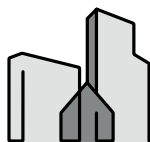
Position your business in the heart of one of Medicine Hat's premier highway commercial districts. Located just off the Trans-Canada Highway at the Box Springs interchange, this highly visible location offers outstanding access for local residents, commuters, and travellers entering or passing through the city. Surrounded by leading national brands including McDonald's, A&W, Subway, Boston Pizza, The Keg, Petro-Canada, and Costco.

Offering Summary

Opportunity	1,680 sf
Legal Address	1611007;4
Zoning	Regional Commercial Special Use District
Lease Price	\$26.00 psf
Additional Rent	\$8.00 psf
Possession	Negotiable

Property Highlights

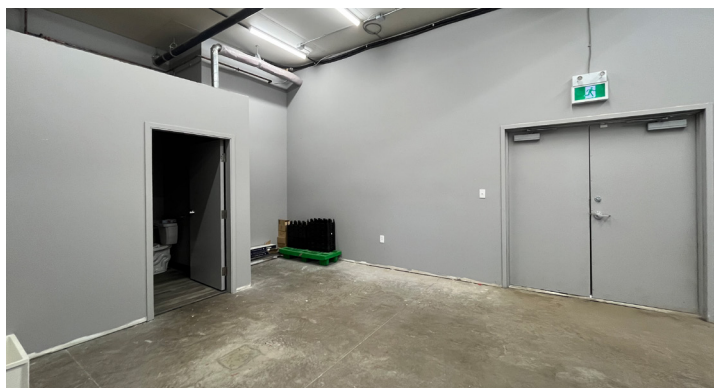
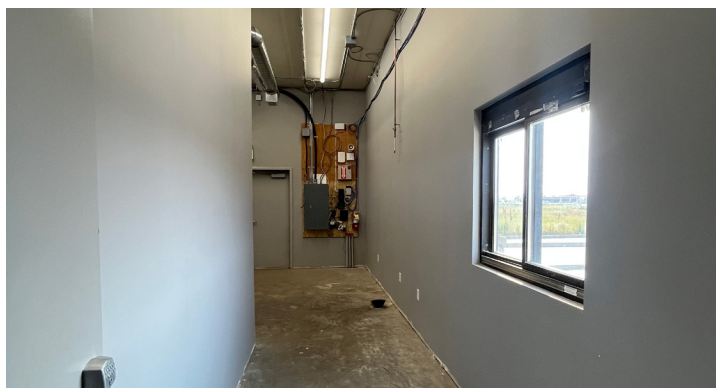
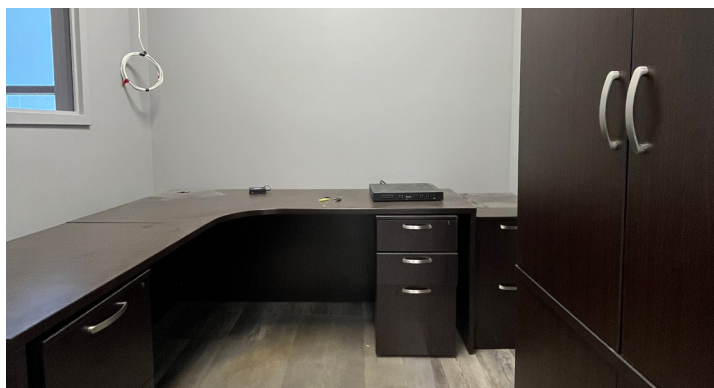
- Prime Highway location in a busy commercial zone
- Drive-thru ready with ample parking & rear loading
- Surrounded by major national brands and everyday traffic drivers
- Existing coolers, office, and leasehold improvements reduce start-up costs
- Ideal for QSR, cafe, retail, wine/liquor, medical or professional uses

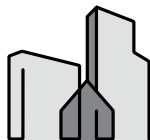


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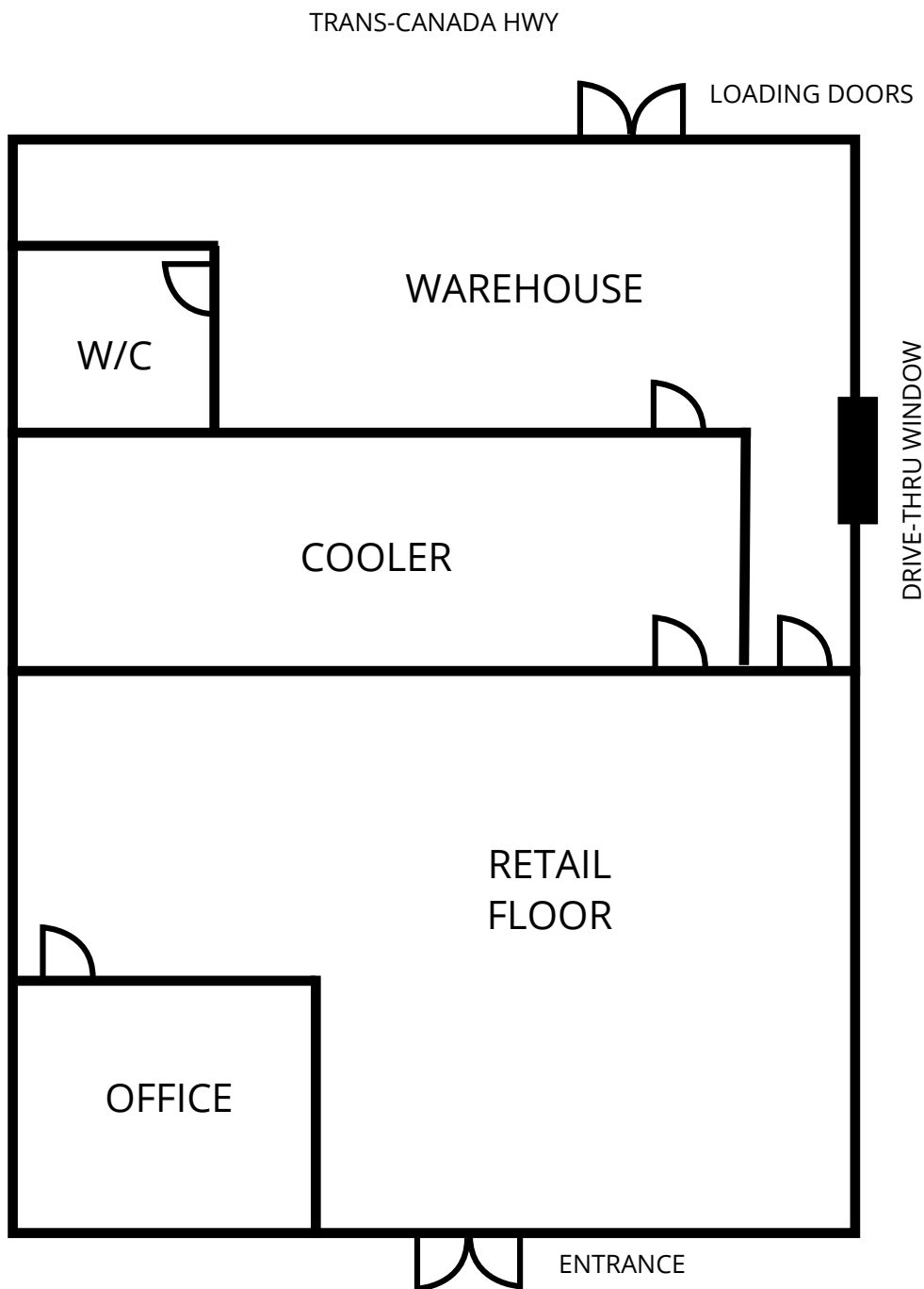


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Floor Plan



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



AVISON YOUNG

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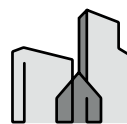
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Avison Young | Gas Light Plaza | 579 3 Street SE, Unit 105 | Medicine Hat, AB T1A 0H2 | 403 330 3338

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