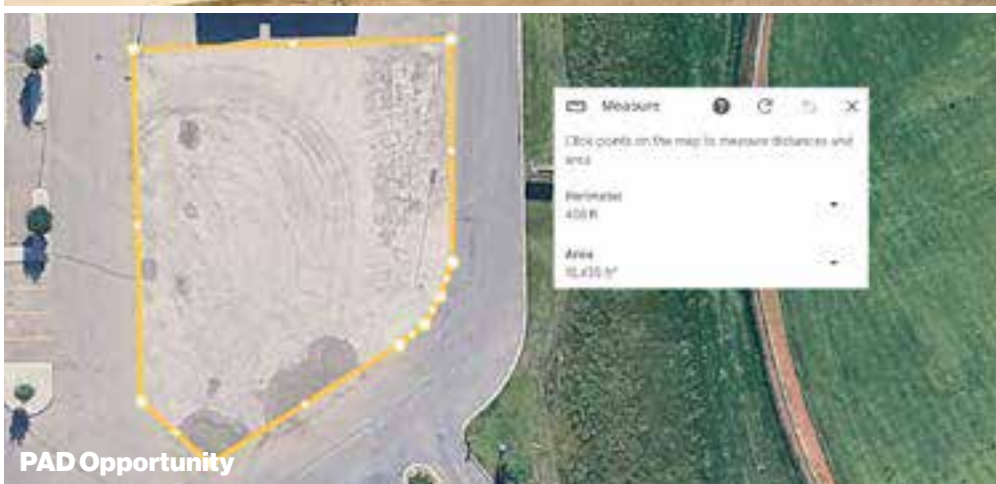




Size Available

CRU 1: 1,100 SF – 4,238 SF

CRU 2: 1,100 SF – 4,511 SF

PAD Opportunity / Land Lease: 13,455 SF

Availability

Immediately

Net Rate

Market

Op Costs

\$13.32 PSF (Est. 2025)

Zoning

Mixed-use

Parking

Ample / open

Highlights

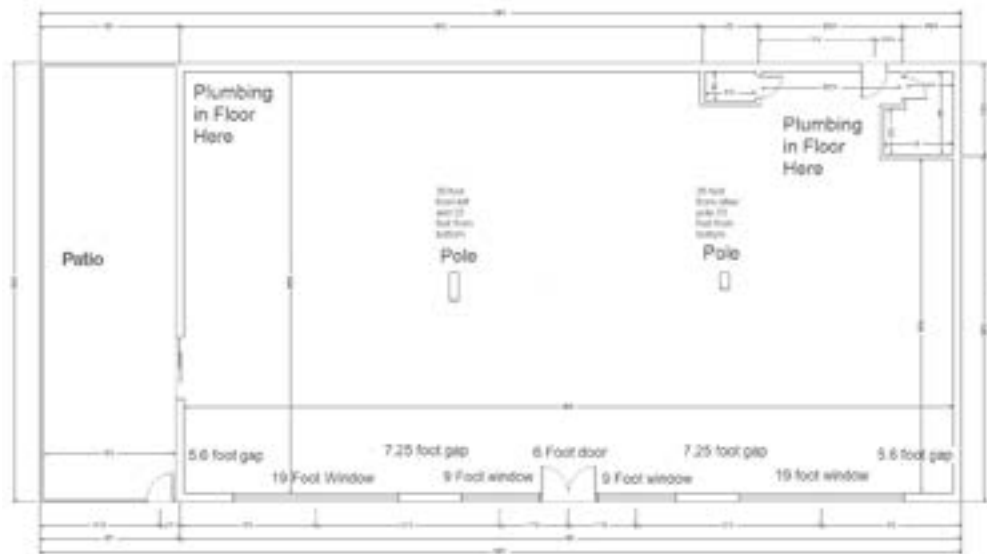
- High-visibility end-cap in Northpointe Crossing
- Units from 1,100 – 4,511 SF with patio potential
- 13,000 SF PAD – land lease or build-to-suit (gas station, motel, hotel)
- Anchored by Shoppers Drug Mart + shadow-anchored by Co-op
- Next to Big Marble Go Centre + strong family traffic
- Excellent access to Highway 1/Trans-Canada
- Surrounded by 17,000+ residents with avg. incomes \$93K+
- Delivered in vanilla shell with tenant improvement support

real

For Lease

2440 Division Avenue NW | Medicine Hat, AB

Grocery-Anchored End-Cap | Patio Potential | Plus Land Lease Opportunity



Ceiling Height: 17'

Some unit heaters drop down, those spots - 12'

Paul Ramikie ccim

Senior Associate / Associate Broker

Cell 403.607.7375 (Call or Text)

real

For Lease

2440 Division Avenue NW | Medicine Hat, AB

Grocery-Anchored End-Cap | Patio Potential | Plus Land Lease Opportunity





real



NEIGHBORHOOD
Medicine Hat



HOUSEHOLD INCOME
\$70,863



POPULATION
3KM
17,367



MEDIAN AGE
42.1



TRAFFIC COUNT
21,660 VPD | Trans-Canada & Boxsprings Rd

Paul Ramikie ccm

Senior Associate / Associate Broker

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