



**2440 Division Avenue NW  
Medicine Hat, Alberta**

**MLS # A2278699**

**\$25 per sq.ft.**



<b>Division:</b>	NONE
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	4,511 sq.ft.
<b>Zoning:</b>	MU

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Electricity Purchaser to Verify
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	None		

Medicine Hat retail opportunity! High-visibility end-cap in the Northpointe Crossing retail centre at a busy intersection, ideal for daycare, dental, QSR, other Medical users or personal service tenants. Secure available space from 1,100 to 4,511 square feet with an open layout floor plan, potential for a patio, and flexible demising options. Anchored by Shoppers Drug Mart and shadow - anchored by Co-op, with excellent exposure and daily traffic from strong national and local tenants. Capitalize on positioning next to Big Marble Go Centre and near public transit, drawing steady foot traffic from families and local residents. Enjoy excellent access to Highway 1/Trans-Canada Highway and over 17,000 residents nearby with average incomes that exceed CA\$93,000 annually. Space is available in vanilla shell condition, and the landlord is offering tenant build-out support for a smooth and immediate occupancy. Op Costs \$13.32 PSF (Est. 2025) | Zoning: Mixed-use | Ample Parking. Starting Leasing rates can be creative, from steps, to percentage.