

Blackstone

For Lease

2440 Division Avenue NW | Medicine Hat, AB
Grocery-Anchored End-Cap | Patio Potential

Northpointe Crossing

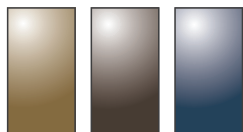


Full Commission (5%)
Paid to Outside Agent on 5-year Term

Paul Ramikie ccim

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

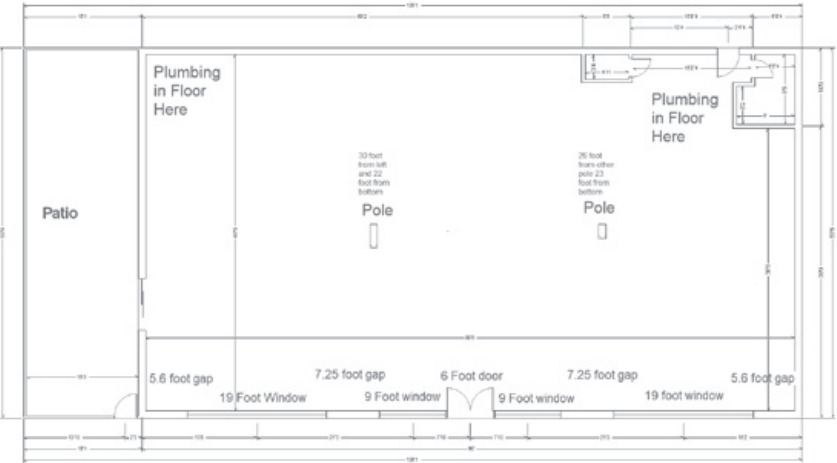


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Versatile End-Cap Retail | Patio Potential | Hwy 1 Access



Size Available	1,100 SF – 4,511 SF
Availability	Immediately
Net Rate	Market
Op Costs	\$13.32 PSF (Est. 2025)
Zoning	Mixed-use
Parking	Ample / open

High-visibility end-cap in the Northpointe Crossing retail centre at a busy intersection, ideal for daycare, dental, QSR, 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.

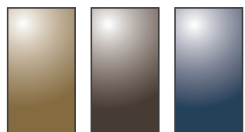
Capitalize on positioning next to Big Marble Go Centre and near public transit, drawing steady foot traffic from families and local residents.

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.

Highlights

Ceiling Height: 17'
Some unit heaters drop down, those spots - 12'

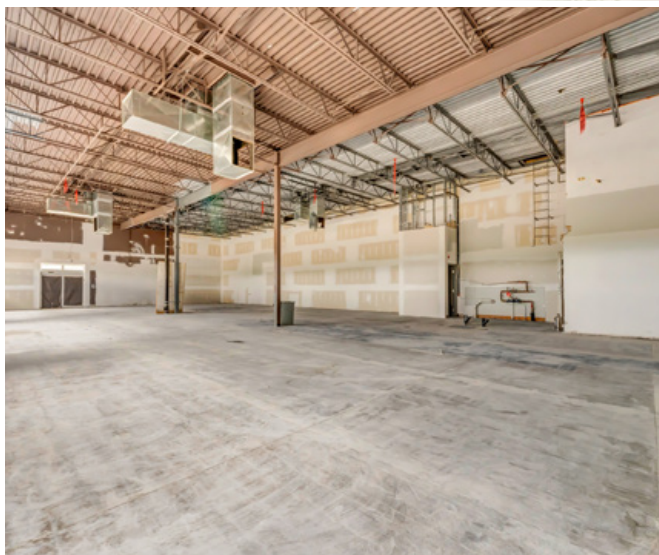


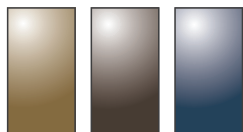
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NEIGHBORHOOD
Medicine Hat



POPULATION
3KM
17,367



MEDIAN AGE
42.1



HOUSEHOLD INCOME
\$70,863

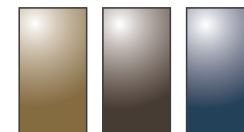


TRAFFIC COUNT
21,660 VPD | Trans-Canada & Boxsprings Rd

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Thank you for your Interest



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