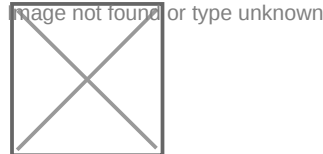


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MEDICAL FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta

Listing ID:
33074

MLS ID:
A2261233

\$28



 **PAUL RAMIKIE**
 (403) 455-5554

 Alliance West Asset and Property Management Ltd.
 403-455-5554

 Ab-100, 2440 Division Avenue NW, Medicine Hat , Alberta T1A 0C3

Transaction Type For Lease	Days On Market 2	Subdivision NONE
Building Type Retail	Year Built 2012	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 0110766
Building Area (Sq. Ft.) 4511.00	Building Area (Sq. M.) 419.08	Inclusions None
Restrictions Lease Restriction	Reports Building Plans,Other Documents	

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. Call listing agent to discuss your use and cost to your Tenant.

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