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2440 DIVISION AVENUE NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta

Listing ID:
33578

MLS ID:
A2278699

\$25



 **PAUL RAMIKIE**
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 Real Broker
 855-623-6900

 2440 Division Avenue NW, Medicine Hat , Alberta T1A 0C3

Transaction Type	Days On Market	Lease Amount
For Lease	1	25.00
Lease Frequency	Lease Term	Zoning
Annually	Renewal Option	MU
Subdivision	Nearest Town	Building Type
NONE	Medicine Hat	Commercial Mix,Free-Standing,Mixed Use,Retail,Street Level Storefront
Year Built	Structure Type	Property Type
2009	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	0110766	4511.00
Building Area (Sq. M.)	Inclusions	Restrictions
419.08	None	None Known
Reports		
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.

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