

**Blackstone**

# For Lease

2440 Division Avenue NW | Medicine Hat, AB  
**Retail Adjacent to Family Leisure Centre**

## Northpointe Crossing



For more information, please contact one of our Associates.

**Mahmud Rahman**

VP / Associate

P 403.930.8651

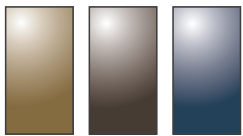
E mrahman@blackstonecommercial.com

**Randy Wiens**

Senior Associate

P 403.930.8649

E rwiens@blackstonecommercial.com



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## Retail Adjacent to Family Leisure Centre



**Size Available**

1,100 SF – 4,511 SF

**Availability**

Immediately

**Net Rate**

Market

**Op Costs**

\$13.00 PSF (Est.)

**Zoning**

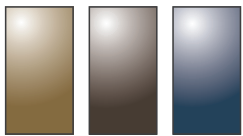
Mixed-use

**Parking**

Ample / open

**Highlights**

- High visibility end-cap and standalone options available
- Neighbourhood centre anchored by Shoppers Drug Mart and Shadow anchored by Co-op grocery
- Located immediately adjacent to Medicine Hat Family Leisure Centre and surrounded by residential density
- Northpointe Crossing services over 16,500 residents and draws from Box Springs Business Park and the town of Redcliff
- Target tenants: Daycare, Dental, QSR, Hair Salon or Nail Salon

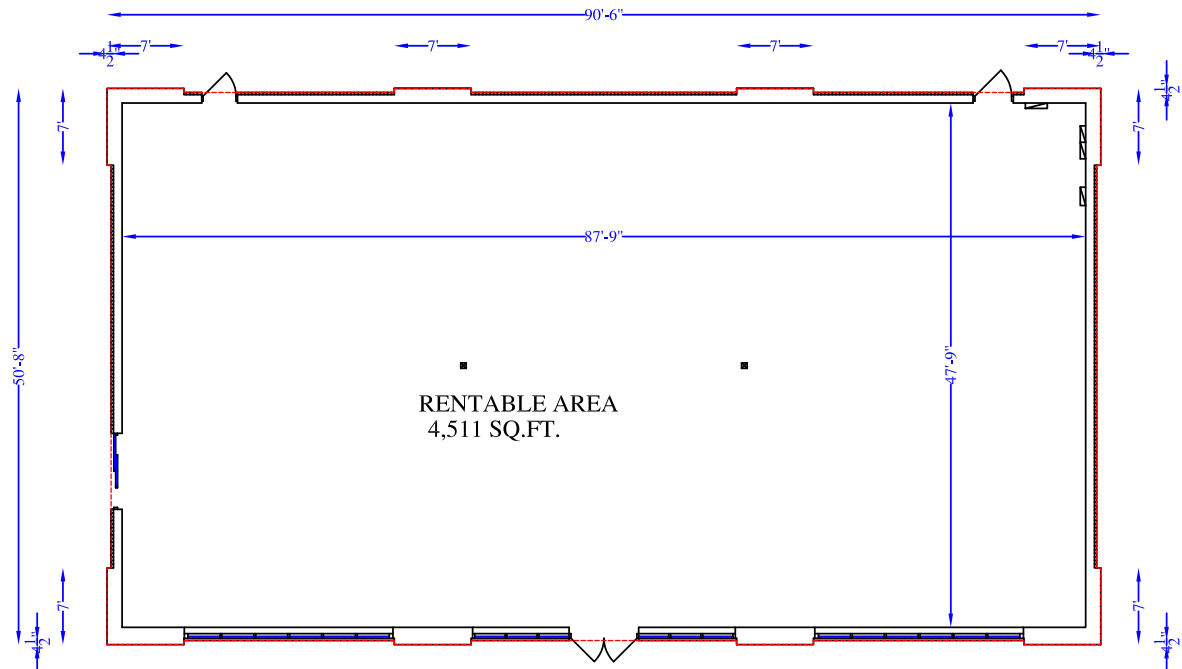


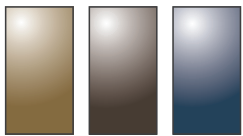
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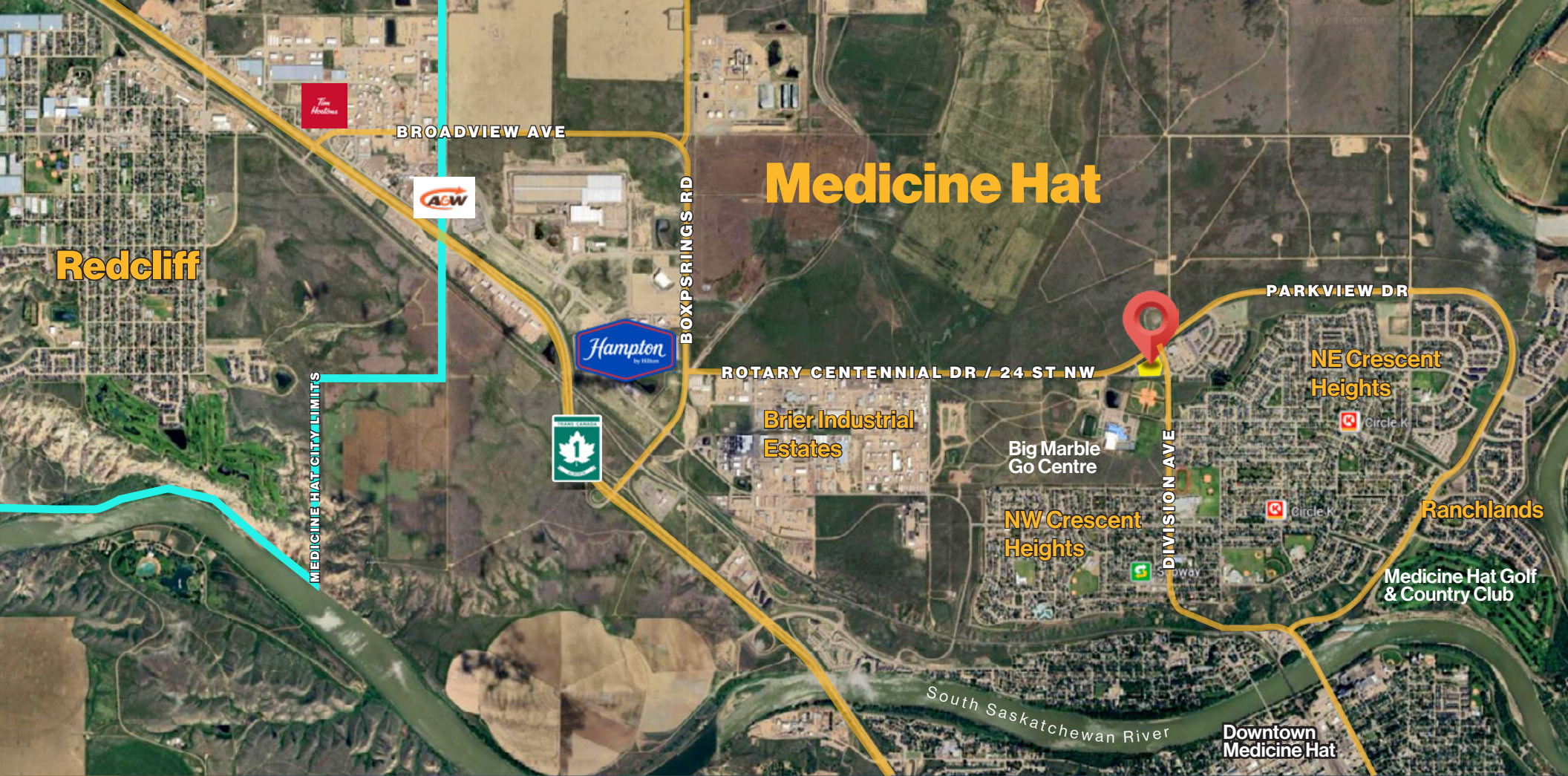


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# Medicine Hat

Redcliff

BROADVIEW AVE

BOXSPRINGS RD

PARKVIEW DR

ROTARY CENTENNIAL DR / 24 ST NW

MEDICINE HAT CITY LIMITS



Brier Industrial Estates

Big Marble Go Centre

NW Crescent Heights

NE Crescent Heights

Ranchlands

Medicine Hat Golf & Country Club

South Saskatchewan River

Downtown Medicine Hat

DIVISION AVE



**NEIGHBORHOOD**  
Medicine Hat



**POPULATION**  
3KM  
17,367



**MEDIAN AGE**  
42.1



**HOUSEHOLD INCOME**  
\$70,863



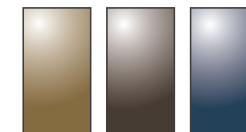
**TRAFFIC COUNT**  
21,660 VPD | Trans-Canada & Boxsprings Rd

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# Thank you for your Interest



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