

Blackstone

For Lease

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

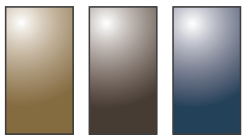
Northpointe Crossing



Paul Ramikie CCIM

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

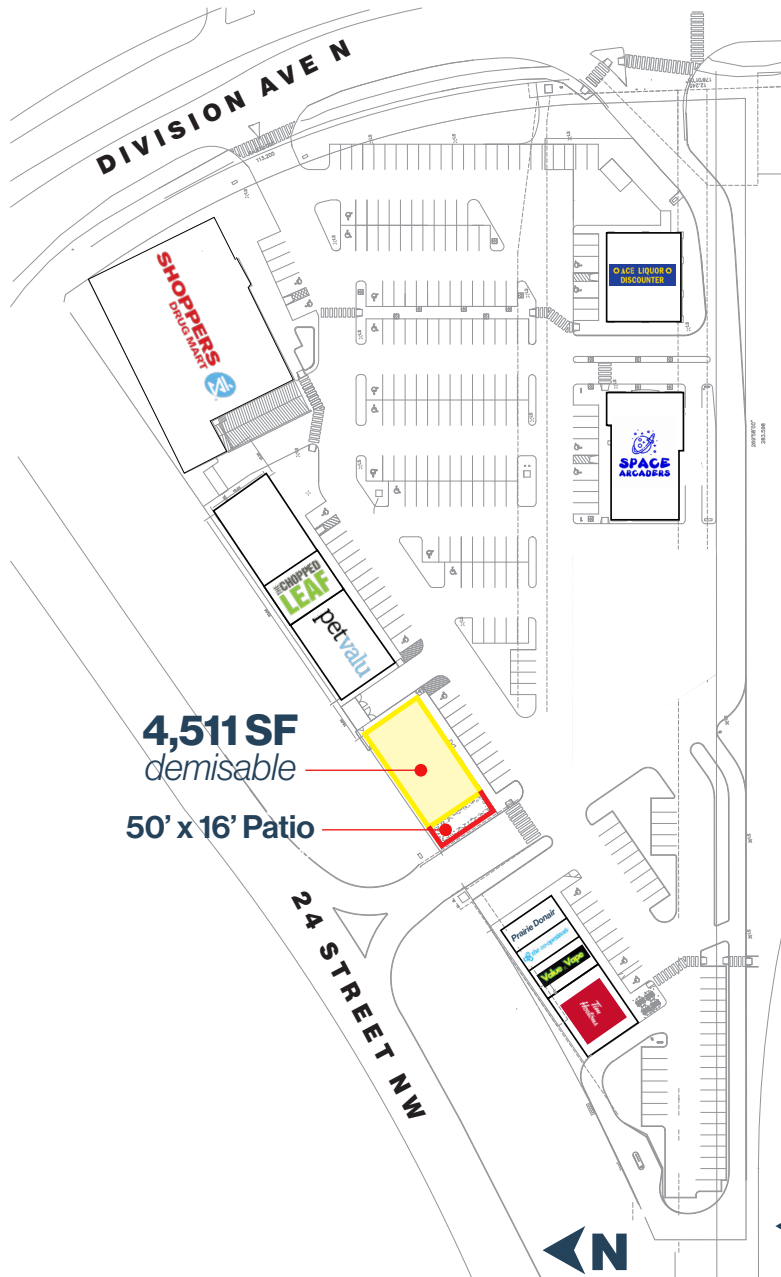


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Size Available

1,100 SF – 4,511 SF

Availability

Immediately

Net Rate

Market

Op Costs

\$13.32 PSF (Est. 2025)

Zoning

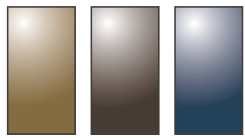
Mixed-use

Parking

Ample / open

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

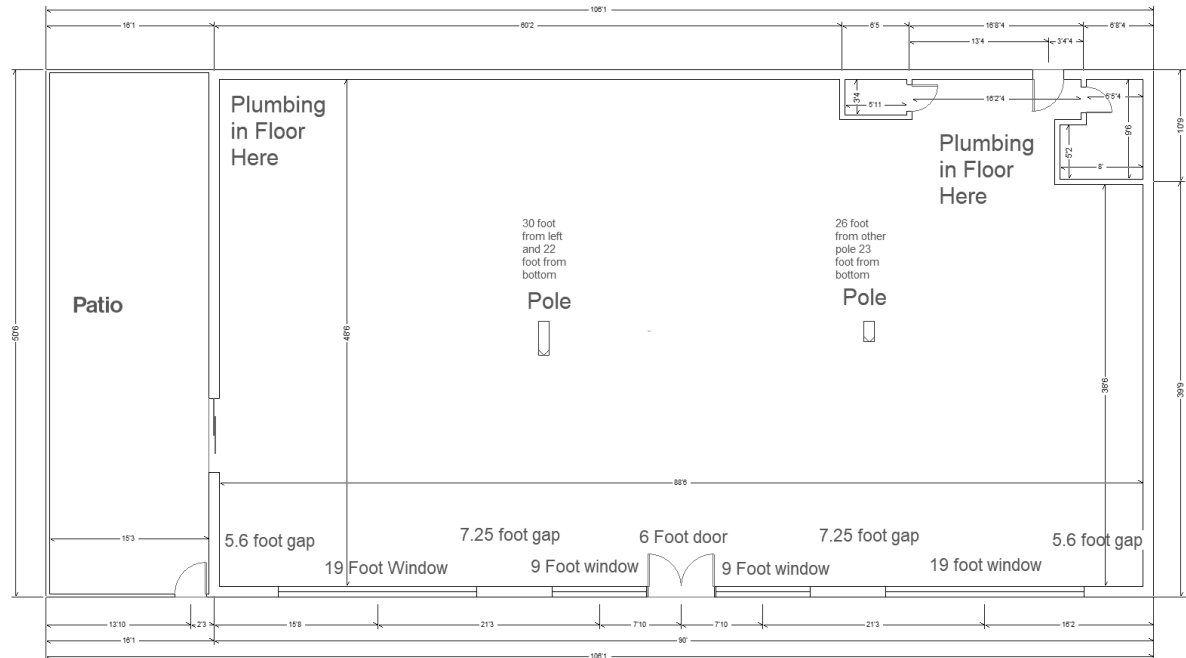


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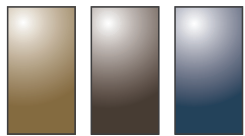
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Ceiling Height: 17'

However there are some unit heaters that drop down, those areas are 12'



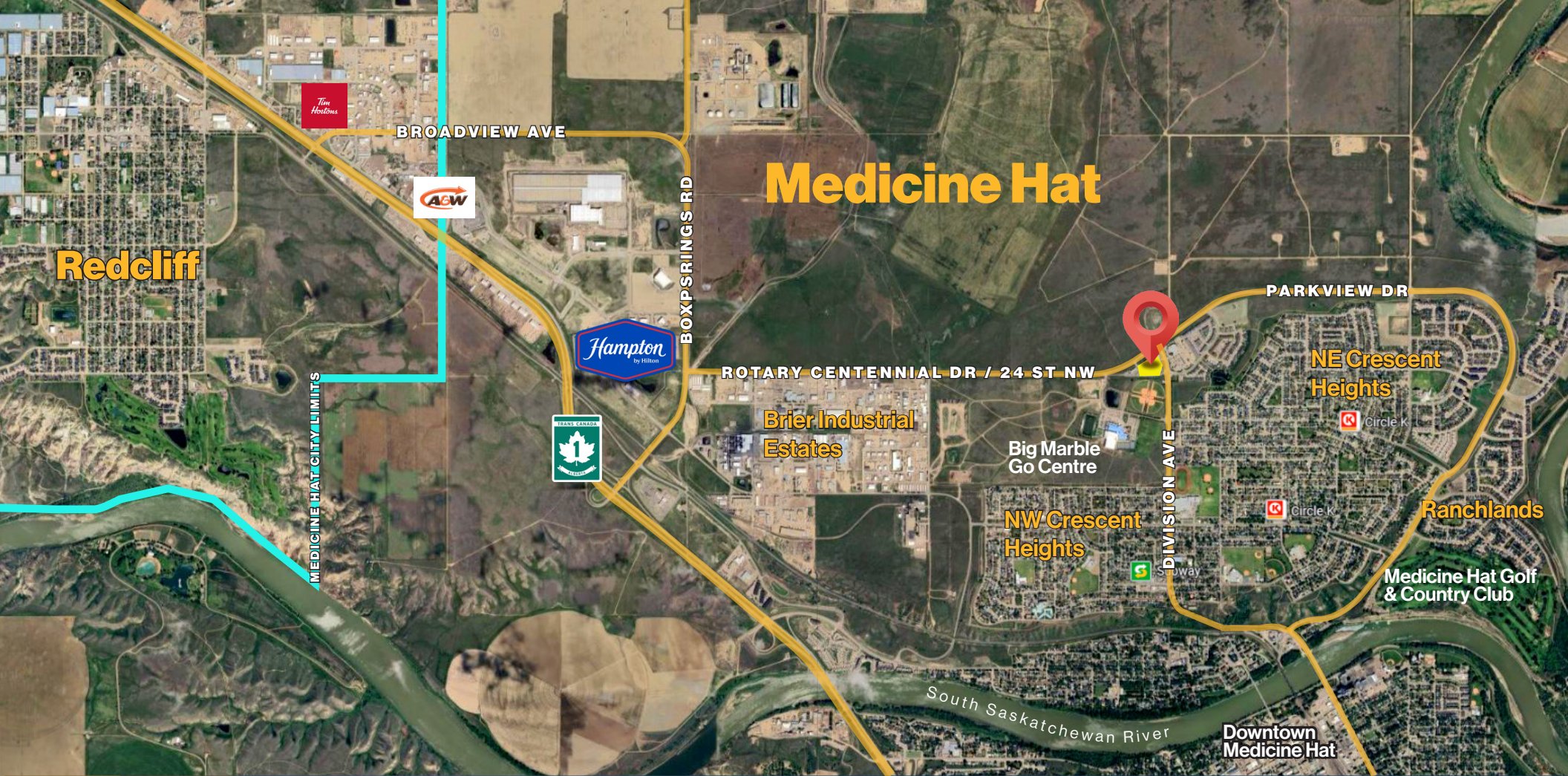
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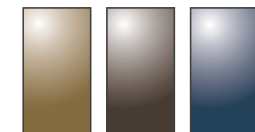




Medicine Hat

 <p>NEIGHBORHOOD Medicine Hat</p>	 <p>POPULATION 3KM 17,367</p>	 <p>MEDIAN AGE 42.1</p>
 <p>HOUSEHOLD INCOME \$70,863</p>	 <p>TRAFFIC COUNT 21,660 VPD Trans-Canada & Boxsprings Rd</p>	

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Thank you for your Interest



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