

BUILDING FOR LEASE

For Lease:

2430 Division Ave NW
Medicine Hat, AB T1C 1Z2

\$22.00 sq ft /month + NNN costs



Available for sublease in this busy Northlands complex. Ready for Tenant improvements! This space is 3500 sq ft with plenty of windows and parking. Don't miss your chance to get into this space at a discounted lease rate.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate
403.952.0639 – Cell
svanderham@commercial1.ca

RE/MAX MEDALTA REAL ESTATE
109, 1235 Southview Drive SE
Medicine Hat, AB, T1B 4K3



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SALIENT FACTS

Building Size: 3500 sq ft

**Operating Costs: \$1341 per sq ft
(proportionate share of property taxes,
building insurance and maintenance)**

Average Utilities: \$165.00-\$345.00 (vacant)

Year Built: 2009

Possession: Immediate

**Landlord has 21 day right of first refusal on
any offer**

Some restrictions on tenants may apply.

Sublease until June 29, 2028

Plan 0110766 Block 21 Lot 1

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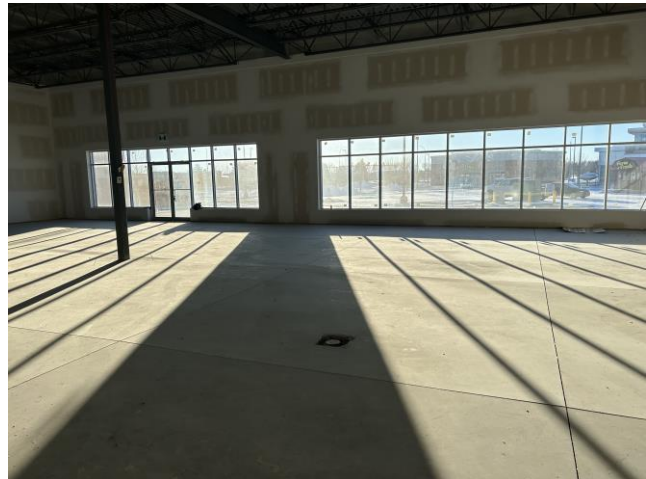
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ZONING: MIXED USE DISTRICT (MU)

PERMITTED USES ¹⁰⁵

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services
- (viii) Education Institutions
- (ix) Garages
- (x) Garden Centres
- (xi) Government Services
- (xii) Home Business, Major
- (xiii) Home Business, Minor

DISCRETIONARY USES

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (vi) Backyard Suite
- (vii) Bars
- (viii) Business Support Services
- (ix) Clubs
- (x) Community Centres
- (xi) Community Food Service
- (xii) Community Shelter
- (xiii) Community Social Services
- (xiv) Cultural Facilities
- (xv) Day Care Facilities
- (xvi) Drive-Through Services
- (xvii) Duplex
- (xviii) Hotels
- (xix) Motor Vehicle Gas Stations
- (xx) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xxi) Multiple Unit Residential Development
- (xxii) Parking Facilities
- (xxiii) Places of Amusement
- (xxiv) Recreation Facilities
- (xxv) Secondary Suite
- (xxvi) Single Detached House provided they legally existed on a Site as of
- (xxvii) Temporary Vendors



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