

For Sale

Real Estate &
Operating Business



Exclusive opportunity to acquire a newly constructed quasi retail centre anchored by 7 Eleven gas bar and c-store, Mint Smartwash and, or the Mint Smartwash operating business, located in Medicine Hat, Alberta.

1380 – 22 Street SE
Medicine Hat, Alberta

**AVISON
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Property Summary

Address	1380 - 22 Street SE, Medicine Hat, Alberta
Total Building Area	12,710 sf (Mint Smartwash and 7-Eleven)
Site Size	2.48 acres
Year of Construction	2021
WALT	18.31 years
2024 Assessed Value	\$5,243,800





Investment Highlights



Long-Term Leases: Both 7-Eleven and Mint Smartwash are secured with long-term, triple-net leases with an average weighted lease term of 18.31 years. This ensures predictable, steady cash flow over the long term, with minimal landlord responsibilities. Additionally, the leases include contractual rental escalations, providing built-in income growth.



Strong Retail Tenants: The tenants—7-Eleven, a global leader in convenience retail, and Mint Smartwash, an established car wash brand—bring high customer traffic to the site. This enhances the visibility and desirability of the location, making it an attractive destination for retail and service customers alike.



High-Quality Construction: The Mint Smartwash is newly built with precast concrete panels (100-year life), ensuring minimal capital expenditure in the near term. A 7-Eleven convenience store, and ample parking, all contributing to a high-quality, service oriented retail asset.



Future Development Potential: With 8,700 square feet of undeveloped land available, there is significant potential for future growth. The Mixed-Use zoning provides flexibility for additional development, such as drive-thru retail, allowing for further rental income and value appreciation.

Location Summary



Prime Retail Location in Medicine Hat

1380 - 22 Street SE is strategically located in a high-traffic area of Medicine Hat, with direct access to Dunmore Road SE, the highest volume road in Medicine Hat, a major thoroughfare connecting residents to key retail, commercial, and residential areas. This road sees consistent traffic, making it an ideal location for businesses that benefit from high visibility and drive-by convenience. The surrounding area includes well-established residential communities, ensuring a steady flow of local customers.



Key Site Features

The property itself offers easy access and ample parking, with 8 regular stalls, 24 vacuum/hand drying stalls for Mint Smartwash, and 4 accessible parking spots, making it convenient for customers of both the 7-Eleven and Mint Smartwash. Its positioning near major roadways enhances customer convenience for quick stops and car washes, which are frequent, everyday needs for residents and commuters alike. The site's new construction and modern infrastructure further contribute to its appeal for a service-oriented business model.



Visibility and Accessibility

Located along one of the city's key commercial corridors, the property benefits from strong visibility to passing traffic and right in access of Dunmore Road. The site's accessibility and ease of navigation make it highly attractive for a convenience store like 7-Eleven, which thrives on quick, repeat visits. The car wash is also perfectly positioned to serve the needs of drivers who want easy in-and-out service while running errands or commuting through the area.



2023 Medicine Hat Area Demographics within 3km

Population	Daytime Population	Households	Average Income	Expenditures Per Household
34,976	36,786	15,775	\$90,296	\$91,590

Tenant Profile

7-Eleven is one of the world's most recognizable convenience store chains, known for its around-the-clock service and wide range of products. The company is known for pioneering the convenience store concept, catering to the fast-paced lifestyles of urban consumers with a focus on providing quick access to essential items, snacks, drinks, and everyday goods.

7-Eleven's global reach has expanded significantly over the years. With more than 84,000 stores in 19 countries, it has become a familiar sight in cities worldwide, particularly in the United States, Japan, and other parts of Asia. The chain's ability to adapt its offerings to local cultures while maintaining its core identity has been a key factor in its success. In recent years, 7-Eleven has also embraced technology, offering mobile apps, delivery services, and even cashierless stores in some locations, keeping it competitive in the ever-evolving retail landscape.

Established in 1911, Esso operates fuel stations worldwide, offering a variety of petroleum products, including gasoline, diesel, and motor oils. It has a strong reputation for innovation in the energy sector and is associated with high-quality fuels and services at its stations.



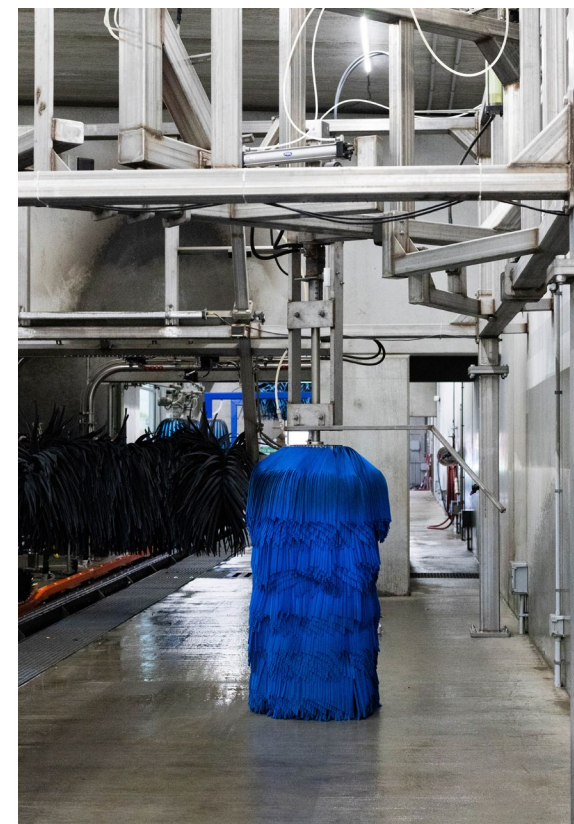
Tenant Profile

Mint Smartwash is a high volume, conveyorized, express car wash service capable of washing over 150 cars/hr and is well known for its eco friendly approach. With its high-tech service offerings, Mint Smartwash uses advanced technology to provide best in class cleaning while minimizing water usage. The company prides itself on its environmentally conscious practices, utilizing biodegradable soaps, polishes and waxes and water recycling systems. Customers can choose from a range of wash packages as either single washes or subscribe to CLUB MINT which is a subscription based wash program.

In addition to its cutting edge technology, Mint Smartwash focuses on customer convenience and speed. With several locations, it offers a seamless experience with quick, easy to use payment systems including dedicated member lanes for subscription customers. The service also offers FREE self serve vacuums and mat washing to all wash customers. Known for its commitment to sustainability, speed and quality, Mint Smartwash has become a popular choice.

Operating Business

In addition to the real estate sale, the Mint Smartwash operating business is also available for purchase. Established in 2021, this location has demonstrated remarkable growth, with projections indicating continued expansion over the next 2-3 years as the business stabilizes. Revenue streams include both single-use wash sales and reoccurring monthly wash memberships, offering a stable and predictable income while mitigating seasonal fluctuations.



Offering Process

Avison Young has been retained by Mint Med Hat Land Ltd. and Mint Med Hat Limited Partnership (collectively the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property and Mint Smartwash operating business. The subject property is being offered for sale unpriced. Please contact the listing agents for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



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