

Blackstone

# For Lease

2440 Division Avenue NW | Medicine Hat, AB  
**Grocery-Anchored End-Cap | Patio Potential**

## Northpointe Crossing



**Full Commission (5%)**

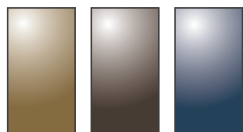
*Paid to Outside Agent on 5-year Term*

**Paul Ramikie ccim**

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)



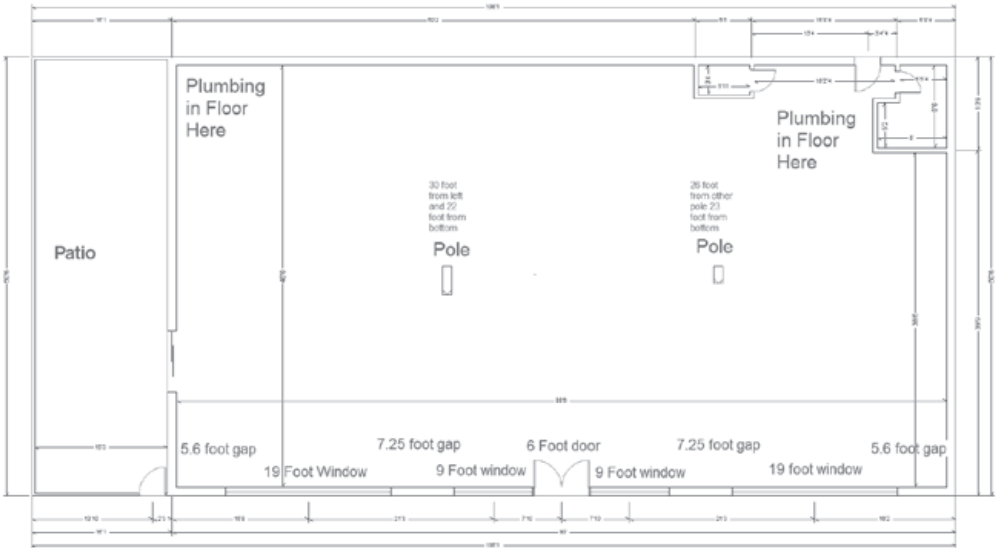


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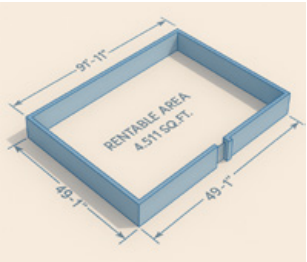
2440 Division Avenue NW | Medicine Hat, AB

Versatile End-Cap Retail | Patio Potential | Hwy 1 Access



**Ceiling Height: 17'**

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



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

High-visibility end-cap in the Northpointe Crossing retail centre at a busy intersection, ideal for daycare, dental, QSR, 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.

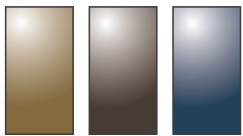
Capitalize on positioning next to Big Marble Go Centre and near public transit, drawing steady foot traffic from families and local residents.

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.

**Highlights**





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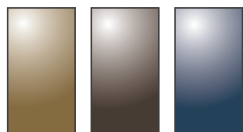
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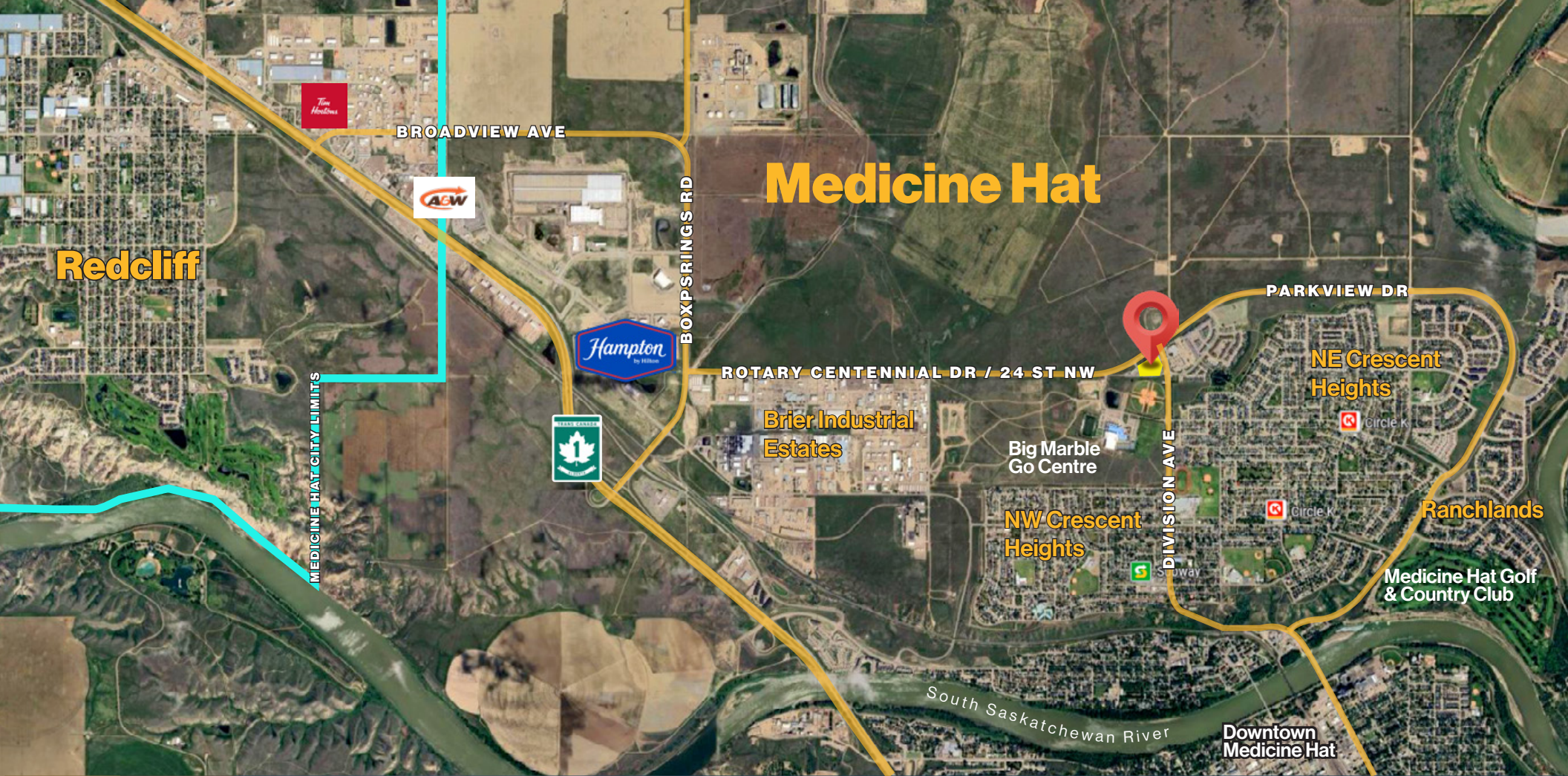
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**Versatile End-Cap Retail | Patio Potential | Hwy 1 Access**







**NEIGHBORHOOD**  
Medicine Hat



**POPULATION**  
3KM  
17,367



**MEDIAN AGE**  
42.1



**HOUSEHOLD INCOME**  
\$70,863



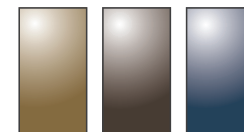
**TRAFFIC COUNT**  
21,660 VPD | Trans-Canada & Boxsprings Rd

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# Thank you for your Interest



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