Please contact Shift Real Estate for more information about the property.

We are scheduling private meetings to discuss this unique opportunity for your business.

GERSHAW TERRACE RETAIL / OFFICE OPPORTUNITY

Space for Lease

266 4 St SW, Medicine Hat, Alberta

Chet Oberkirsch

Managing Director
587-425-5775
info@shiftrei.ca

shiftrei.ca

PROPERTY HIGHLIGHTS

Year Built
1977

Zoning
Retail / Office

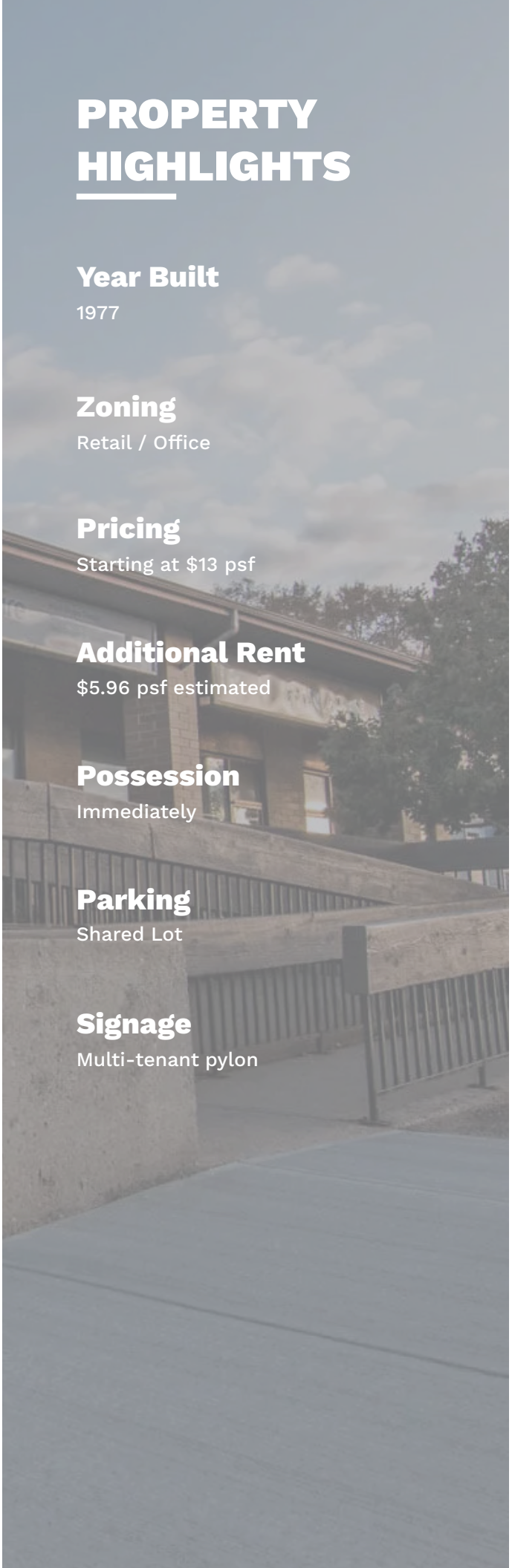
Pricing
Starting at $13 psf

Additional Rent
$5.96 psf estimated

Possession
Immediately

Parking
Shared Lot

Signage
Multi-tenant pylon



PROPERTY INFORMATION

Retail Space Available

Unit 103 - 1,580 sf

Located only blocks from the Medicine Hat hospital, Gershaw Terrace is occupied by individual tenants including doctors, pharmacies, retail and personal service. Purchased by Shift in 2018 this property is a representation of the type of properties that Shift is targeting.

Demographics

Population of 76,522 people

Population of over 135,000 in the Medicine Hat trading area

Median Family Income of $93,780

Steady population growth of 0.53% annual expected

COMMERCIAL RETAIL UNITS

POSSIBLE USES

Medical

Retail

General Office

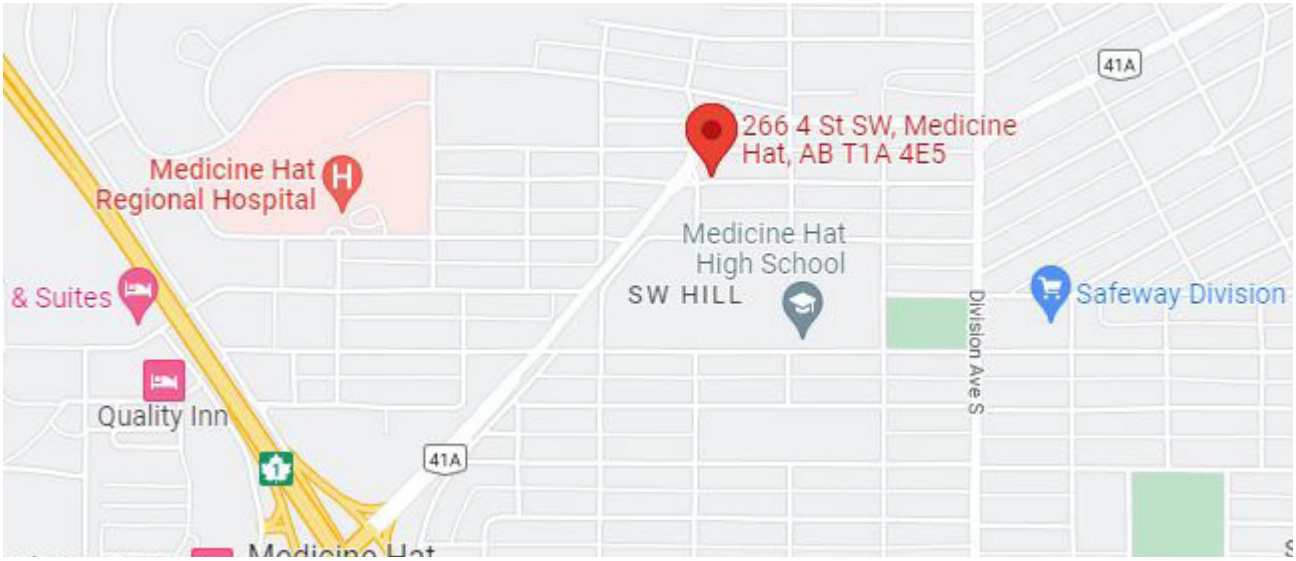
Food & Drink

Wellness

LOCATION

Only blocks from Medicine Hat Regional Hospital

Shot of the street.



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