



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

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

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**266 4 St SW,**  
Medicine Hat, AB  
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# GERSHAW TERRACE RETAIL / OFFICE OPPORTUNITY

600 - 1,600 sf of Space for Lease

266 4 St SW, Medicine Hat, Alberta

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# PROPERTY HIGHLIGHTS

## Year Built

1977

## Zoning

Retail / Office

## Space

2 Spaces - 600 - 1,600 sf

## Pricing

Starting at \$13 psf

## Additional Rent

\$5.96 psf estimated

## Possession

Immediately

## Parking

Shared Lot

## Signage

Future multi-tenant pylon sign in 2022

# PROPERTY INFORMATION

## 2 Retail Spaces Available 600 - 1,600 Sq. Ft. of Space

Unit 104 - 1,600 sf

Unit 105A - 600 sf

Located only blocks from the Medicine Hat hospital, Gershaw Terrace is occupied by 7 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.

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## 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



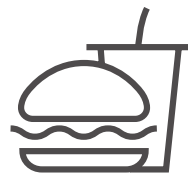
Medical



Retail



General Office



Food & Drink



Wellness

# LOCATION



Only blocks from Medicine Hat Regional Hospital



Shot of the street.



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