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1111 KINGSWAY AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta



Listing ID:
26745


MLS ID:
A2168638

\$1,700,000



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

 1111 Kingsway Avenue SE, Medicine Hat , Alberta T1A2Y1

Transaction Type

For Sale

Days On Market

299

Zoning

MU

Subdivision

NONE

Building Type

Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building

Year Built

1979

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

483M

Building Area (Sq. Ft.)

16146.00

Building Area (Sq. M.)

1500.00

Lot Size (Sq. Ft.)

25700

Lot Size (Acres)

0.59

Inclusions

None

Restrictions

None Known

Reports

Call Lister

Quality investment opportunity in a high traffic commercial location. This 16,146 +/- SF professional complex offers premium visibility along Kingsway Avenue SE, one of Medicine Hat's busiest corridors, with proximity to the downtown core and key retail districts. Anchored by established businesses such as Stantec, Dynamic Dance & Acrobatics, Encounter Chiropractic, and Sage & Willow Massage & Wellness, this investment includes a diversified tenant mix, ensuring stability and reduced vacancy risk. Almost fully leased, with the exception of two office suites and two co-work spaces, all tenants operate under a triple-net lease (excepting the co-work space), maximizing investor returns and minimizing landlord risk. Recent capital improvements include a modernized common area, washrooms, and kitchenette. Ample on-site parking provides significant value-add for tenants and their clientele, increasing the property's competitive edge in the local market. This property is a well-positioned asset for investors seeking stable income with growth potential, backed by solid tenants and professional upgrades in a sought-after commercial location.

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