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## 210, 1111 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta



**Listing ID:**  
28713


**MLS ID:**  
A2170226

**\$6**



 **ADAM ANDREWS**

 AVISON YOUNG  
 403-330-3338

 210, 1111 Kingsway Avenue SE, Medicine Hat , Alberta T1A 2Y1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 291	<b>Lease Amount</b> 6.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> River Flats	<b>Year Built</b> 1979
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1837.00	<b>Building Area (Sq. M.)</b> 170.66	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Suite 210, located on the second floor of a professionally managed office complex at 1111 Kingsway Avenue SE, presents a versatile leasing opportunity. This open-concept space, complemented by two private offices, is ideally suited for a studio, training center, or other professional uses. The unit benefits from large East-facing windows that flood the space with natural light and provide a bright and welcoming work environment. With dual access from both the East and West stairwells, the space offers flexibility in design and use. The property boasts excellent street frontage along Kingsway Avenue, a high-traffic arterial road, ensuring significant visibility while being conveniently located just minutes from Medicine Hat's downtown core and major retail areas. The suite is available at a competitive base rate of \$6.00 PSF, plus proportionate share of utilities, as well as, occupancy costs estimated at \$5.47 PSF. Ample on-site parking, along with recently upgraded common areas and kitchenette, add further value to this prime location. Don't miss out!

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