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1137 & 1139 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationMedicine Hat, Alberta

Listing ID:

MLS ID:

31968 A2254501

\$5,000



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1137 & 1139 Kingsway Avenue SE, Medicine Hat , Alberta T1A2Y1

Transaction Type

For Lease

Title

Fee Simple

Days On Market

61

ΜU

Lease Amount

5000.00

Lease Frequency

Weekly

Zoning

Subdivision

River Flats

Building Type See Remarks Year Built 1955

Structure Type

Mixed Use

Property Type Commercial

Property Sub Type

Mixed Use

Legal Plan

483M

Building Area (Sq. Ft.)

5827.00

Building Area (Sq. M.)

541.34

Footprint (Sq. Ft.)

4557

Central Air

Roof

Flat Torch Membrane, Asphalt

Shingle, Tar/Gravel

Foundation See Remarks

Lot Features

Cooling

Heating

Make-up Air, Forced Air, Natural Gas

Level,Low Maintenance

Landscape, Near Public Transit, Near

Shopping Center

Commercial Amenities

Compressed Air Lines, Emergency

Lighting, Exhaust Fan(s), Floor

Drain(s)/Grease

Direct Access

Access to Property

Inclusions

N/A

Yard,Storage,Storefront

Trap(s), Mezzanine, Parking-Extra, Paved

Restrictions
None Known

Reports
Floor Plans

Welcome to 1137 & 1139 Kingsway Ave SE! This is a unique opportunity to lease a mixed-use property that can be divided into two spaces, located on a high-traffic street for excellent visibility. Previously an automotive service center, this property is well-equipped for a variety of business ventures, thanks to its expansive layout, ample parking, and versatile spaces. The commercial property features an impressive 5,827 sq. ft. above grade. The main floor offers 4,557 sq. ft., including multiple shop bays, service areas, and workspaces, making it ideal for automotive services or adaptable for other business needs such as retail, workshops, or office space. Additionally, the upper floor provides 1,270 sq. ft. of storage and utility rooms, perfect for inventory, tools, or backend operations. With a total of 7 overhead doors, ranging from 8x8 to 12x12, the property offers endless occupancy opportunities. A key highlight is the convenience of off-street parking, providing easy access for both customers and staff. With plenty of parking space, you can accommodate your clients' needs without congestion, making it ideal for customer-facing businesses. Located in the thriving SE Kingsway area, this property is designed for ambitious entrepreneurs or investors seeking maximum versatility and potential. Discover the endless possibilities at 1137 & 1139 Kingsway Ave SE and imagine your business thriving in this one-of-a-kind property!

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