

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1137 & 1139 KINGSWAY AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease




**Location**  
Medicine Hat, Alberta



**Listing ID:**  
31968


**MLS ID:**  
A2254501

**\$5,000**



 **JEN BOYLE**  
 (403) 458-3974

 **CIR REALTY**  
 403-271-0600

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Zoning</b> MU
<b>Subdivision</b> River Flats	<b>Building Type</b> See Remarks	<b>Year Built</b> 1955
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 483M	<b>Building Area (Sq. Ft.)</b> 5827.00	<b>Building Area (Sq. M.)</b> 541.34
<b>Footprint (Sq. Ft.)</b> 4557	<b>Roof</b> Flat Torch Membrane,Asphalt Shingle,Tar/Gravel	<b>Foundation</b> See Remarks
<b>Cooling</b> Central Air	<b>Heating</b> Make-up Air,Forced Air,Natural Gas	<b>Lot Features</b> Level,Low Maintenance Landscape,Near Public Transit,Near Shopping Center
<b>Commercial Amenities</b> Compressed Air Lines,Emergency Lighting,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Mezzanine,Parking-Extra,Paved Yard,Storage,Storefront	<b>Access to Property</b> Direct Access	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.