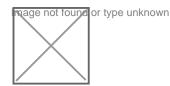


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1111 KINGSWAY AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationMedicine Hat, Alberta

Listing ID: 33316

MLS ID: A2168638

\$1,700,000



△ ADAM ANDREWS

AVISON YOUNG

403-330-3338

ß

1111 Kingsway Avenue SE, Medicine Hat , Alberta T1A2Y1

Transaction Type

For Sale

Days On Market

449

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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