

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

**Location**  
Medicine Hat, Alberta



**Listing ID:**  
33316


**MLS ID:**  
A2168638

**\$1,700,000**



 **ADAM ANDREWS**

 AVISON YOUNG  
 403-330-3338

  
1111 Kingsway Avenue SE, Medicine Hat , Alberta T1A2Y1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 576	<b>Zoning</b> MU
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Mixed Use,Office Building	<b>Year Built</b> 1979
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 483M	<b>Building Area (Sq. Ft.)</b> 16146.00	<b>Building Area (Sq. M.)</b> 1500.00
<b>Lot Size (Sq. Ft.)</b> 25700	<b>Lot Size (Acres)</b> 0.59	<b>Inclusions</b> None
<b>Restrictions</b> None Known	<b>Reports</b> 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.

**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.