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210, 1111 KINGSWAY AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease


Location
Medicine Hat, Alberta



Listing ID:
33318


MLS ID:
A2170226

\$6



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

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

Transaction Type For Lease	Days On Market 567	Lease Amount 6.00
Lease Frequency Monthly	Subdivision River Flats	Year Built 1979
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Building Area (Sq. Ft.) 1837.00	Building Area (Sq. M.) 170.66	Inclusions N/A
Restrictions None Known	Reports 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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