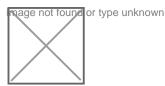


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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



<sup>△</sup> ADAM ANDREWS

AVISON YOUNG

**403-330-3338** 

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

**Transaction Type** 

For Lease

**Days On Market** 

441

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

Reports

None

Inclusions

N/A

Restrictions
None Known

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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