

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



 **ADAM ANDREWS**

 AVISON YOUNG
 403-330-3338

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

Transaction Type	Days On Market	Lease Amount
For Lease	441	6.00
Lease Frequency	Subdivision	Year Built
Monthly	River Flats	1979
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1837.00	170.66	N/A
Restrictions	Reports	
None Known	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!

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.