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1137 & 1139 KINGSWAY AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Medicine Hat, Alberta

Listing ID:
33590

MLS ID:
A2279567

\$5,000



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 1137 & 1139 Kingsway Avenue SE, Medicine Hat , Alberta T1A2Y1

Transaction Type For Lease	Title Leasehold	Days On Market 63
Lease Amount 5000.00	Lease Frequency Monthly	Zoning MU
Subdivision River Flats	Building Type See Remarks	Year Built 1955
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 483M	Building Area (Sq. Ft.) 5827.00	Building Area (Sq. M.) 541.34
Footprint (Sq. Ft.) 4557	Roof Flat Torch Membrane,Asphalt Shingle,Tar/Gravel	Foundation See Remarks
Cooling Central Air	Heating Make-up Air,Forced Air,Natural Gas	Lot Features Level,Low Maintenance Landscape,Near Public Transit,Near Shopping Center
Commercial Amenities Compressed Air Lines,Emergency Lighting,Exhaust Fan(s),Floor Drain(s)/Grease Trap(s),Mezzanine,Parking-Extra,Paved Yard,Storage,Storefront	Access to Property Direct Access	Inclusions Use of the 12000lb hoist, compressor
Restrictions None Known	Reports Floor Plans	

Welcome to 1137 & 1139 Kingsway Ave SE! This is a unique opportunity to lease a mixed-use property that can be divided into two spaces, located on a high-traffic street for excellent visibility. Previously an automotive service center, this property is well-equipped for a variety of business ventures, thanks to its expansive layout, ample parking, and versatile spaces. The commercial property features an impressive 5,827 sq. ft. above grade. The main floor offers 4,557 sq. ft., including multiple shop bays, service areas, and workspaces, making it ideal for automotive services or adaptable for other business needs such as retail, workshops, or office space. Additionally, the upper floor provides 1,270 sq. ft. of storage and utility rooms, perfect for inventory, tools, or backend operations. With a total of 7 overhead doors, ranging from 8x8 to 12x12, the property offers endless occupancy opportunities. A key highlight is the convenience of off-street parking, providing easy access for both customers and staff. With plenty of parking space, you can accommodate your clients' needs without congestion, making it ideal for customer-facing businesses. Located in the thriving SE Kingsway area, this property is designed for ambitious entrepreneurs or investors seeking maximum versatility and potential. Discover the endless possibilities at 1137 & 1139 Kingsway Ave SE and imagine your business thriving in this one-of-a-kind property!

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