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112, 1310 KINGSWAY AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Medicine Hat, Alberta

Listing ID:
34529

MLS ID:
A2295714

\$14



 **TANYA HOLOWATY**
 (403) 581-3211

 **TMV PROPERTY GROUP LTD.**
 403-581-3211


112, 1310 Kingsway Avenue SE, Medicine Hat , Alberta T1A 2Y4

Transaction Type For Lease	Title Leasehold	Days On Market 62
Lease Amount 14.00	Lease Frequency Annually	Lease Term Other
Zoning MU	Subdivision NONE	Building Type Mixed Use
Year Built 2001	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 2311910	Building Area (Sq. Ft.) 3072.00
Building Area (Sq. M.) 285.40	Inclusions NA	Restrictions None Known
Reports Information Package		

Available August 1! Tenant sold business and new owners will be relocating to the south end of the city. This space is 3,072 square feet, has loads of natural light including skylights, a large front retail area with change rooms, rear storage areas with kitchenette, offices, two washrooms and two rear entrances from rear parking lot, plus is professionally managed by a locally licensed firm. Kingsway Crossing is located on a busy thoroughfare that connects the north and south ends of the city with an average VPD count of 10,140. Offered at \$14.00NNN plus \$8.00/sq.ft. estimated occupancy costs per annum, plus GST separately metered utilities. Five year lease term preferred. Bay can be separated back to two smaller bays if needed (base rent TBD).

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