# \$6 - 210, 1111 Kingsway Avenue Se, Medicine Hat

MLS® #A2170226

\$6

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

River Flats, Medicine Hat, Alberta

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!





Built in 1979

#### **Essential Information**

MLS® # A2170226

Price \$6 Bathrooms 0.00 Acres 0.00 Year Built 1979

Type Commercial

Sub-Type Mixed Use

Status Active

## **Community Information**

Address 210, 1111 Kingsway Avenue Se

Subdivision River Flats

City Medicine Hat

County Medicine Hat

Province Alberta

Postal Code T1A 2Y1

#### **Additional Information**

Date Listed October 2nd, 2024

Days on Market 386

### **Listing Details**

Listing Office AVISON YOUNG

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