

# \$1,700,000 - 1111 Kingsway Avenue Se, Medicine Hat

MLS® #A2168638

**\$1,700,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.59 Acres

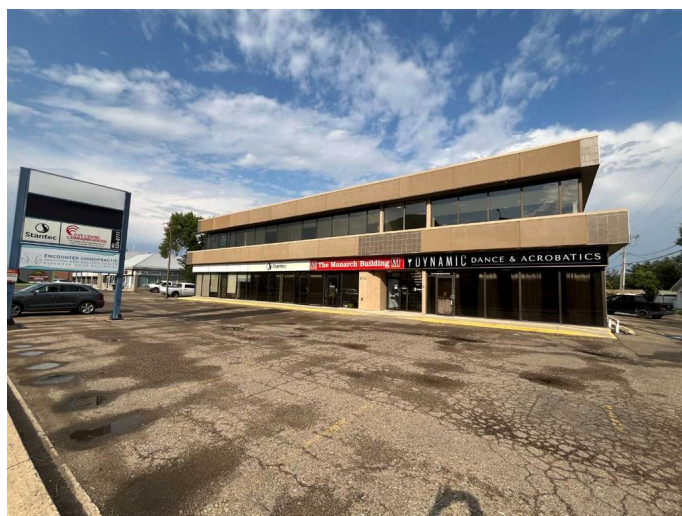
NONE, Medicine Hat, Alberta

Quality investment opportunity in a high traffic commercial location. This 16,146 +/- SF professional complex offers premium visibility along Kingsway Avenue SE, one of Medicine Hat's busiest corridors, with proximity to the downtown core and key retail districts. Anchored by established businesses such as Stantec, Dynamic Dance & Acrobatics, Encounter Chiropractic, and Sage & Willow Massage & Wellness, this investment includes a diversified tenant mix, ensuring stability and reduced vacancy risk. Almost fully leased, with the exception of two office suites and two co-work spaces, all tenants operate under a triple-net lease (excepting the co-work space), maximizing investor returns and minimizing landlord risk. Recent capital improvements include a modernized common area, washrooms, and kitchenette. Ample on-site parking provides significant value-add for tenants and their clientele, increasing the property's competitive edge in the local market. This property is a well-positioned asset for investors seeking stable income with growth potential, backed by solid tenants and professional upgrades in a sought-after commercial location.

Built in 1979

## Essential Information

MLS® #	A2168638
Price	\$1,700,000



Bathrooms	0.00
Acres	0.59
Year Built	1979
Type	Commercial
Sub-Type	Office
Status	Active

### Community Information

Address	1111 Kingsway Avenue Se
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A2Y1

### Additional Information

Date Listed	September 25th, 2024
Days on Market	330
Zoning	MU

### Listing Details

Listing Office	AVISON YOUNG
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