

# \$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 | 414                  |
| Zoning         | MU                   |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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