

# \$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	270

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.