\$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 404 Zoning MU

Listing Details

Listing Office AVISON YOUNG

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