

**1137 & 1139 Kingsway Avenue SE  
Medicine Hat, Alberta**

**MLS # A2279567**



**\$5,000 per month**

**Division:** River Flats

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,827 sq.ft.

**Zoning:** MU

<b>Heating:</b>	Make-up Air, Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle, Tar/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	Level, Low Maintenance Landscape, Near Public Transit,
<b>Inclusions:</b>	Use of the 12000lb hoist, compressor		

Welcome to 1137 & 1139 Kingsway Ave SE! This is a unique opportunity to lease a mixed-use property that can be divided into two spaces, located on a high-traffic street for excellent visibility. Previously an automotive service center, this property is well-equipped for a variety of business ventures, thanks to its expansive layout, ample parking, and versatile spaces. The commercial property features an impressive 5,827 sq. ft. above grade. The main floor offers 4,557 sq. ft., including multiple shop bays, service areas, and workspaces, making it ideal for automotive services or adaptable for other business needs such as retail, workshops, or office space. Additionally, the upper floor provides 1,270 sq. ft. of storage and utility rooms, perfect for inventory, tools, or backend operations. With a total of 7 overhead doors, ranging from 8x8 to 12x12, the property offers endless occupancy opportunities. A key highlight is the convenience of off-street parking, providing easy access for both customers and staff. With plenty of parking space, you can accommodate your clients' needs without congestion, making it ideal for customer-facing businesses. Located in the thriving SE Kingsway area, this property is designed for ambitious entrepreneurs or investors seeking maximum versatility and potential. Discover the endless possibilities at 1137 & 1139 Kingsway Ave SE and imagine your business thriving in this one-of-a-kind property!