



GRASSROOTS
REALTY GROUP

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112, 1310 Kingsway Avenue SE
Medicine Hat, Alberta

MLS # A2295714



\$14 per sq.ft.

Division: NONE
Type: Retail
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 3,072 sq.ft.
Zoning: MU

Heating: -	Addl. Cost: -
Floors: -	Based on Year: -
Roof: -	Utilities: -
Exterior: -	Parking: -
Water: -	Lot Size: -
Sewer: -	Lot Feat: -
Inclusions: NA	

Available August 1! Tenant sold business and new owners will be relocating to the south end of the city. This space is 3,072 square feet, has loads of natural light including skylights, a large front retail area with change rooms, rear storage areas with kitchenette, offices, two washrooms and two rear entrances from rear parking lot, plus is professionally managed by a locally licensed firm. Kingsway Crossing is located on a busy thoroughfare that connects the north and south ends of the city with an average VPD count of 10,140. Offered at \$14.00NNN plus \$7.50/sq.ft. estimated occupancy costs per annum, plus GST separately metered utilities. Five year lease term preferred. Bay can be separated back to two smaller bays if needed (base rent TBD).