



GRASSROOTS
REALTY GROUP

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939 Kingsway Avenue SE
Medicine Hat, Alberta

MLS # A2298224



\$9 per sq.ft.

Division: River Flats

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 9,200 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: none

Prime Commercial opportunity located along a major artery offering outstanding visibility and easy access. This versatile property features 9200 sq ft, with 5,000 sq ft of bright showroom/retail space with additional windows providing some natural light, updated flooring and 2 pc washroom. The additional 4,200 sq ft of warehouse and office space includes a separate entrance, higher ceiling, and overhead door for efficient loading and unloading and a 2 pc washroom. Ideal for a wide range of retail, service or performance studio, this well appointed space combines functionality with excellent exposure in a high-traffic, central location. Operating costs \$2.75/sq ft