

# FOR LEASE

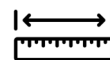
108-1310 Kingsway Avenue S.E.  
Medicine Hat



PROPERTY GROUP LTD.  
Leasing | Property Management | Sales



## Prime Retail Space For Lease in Medicine Hat, Alberta



± 1,536 Sq.Ft.



Mixed Use District (M-U)



2 Rear Designated Parking Stalls



Centrally Located



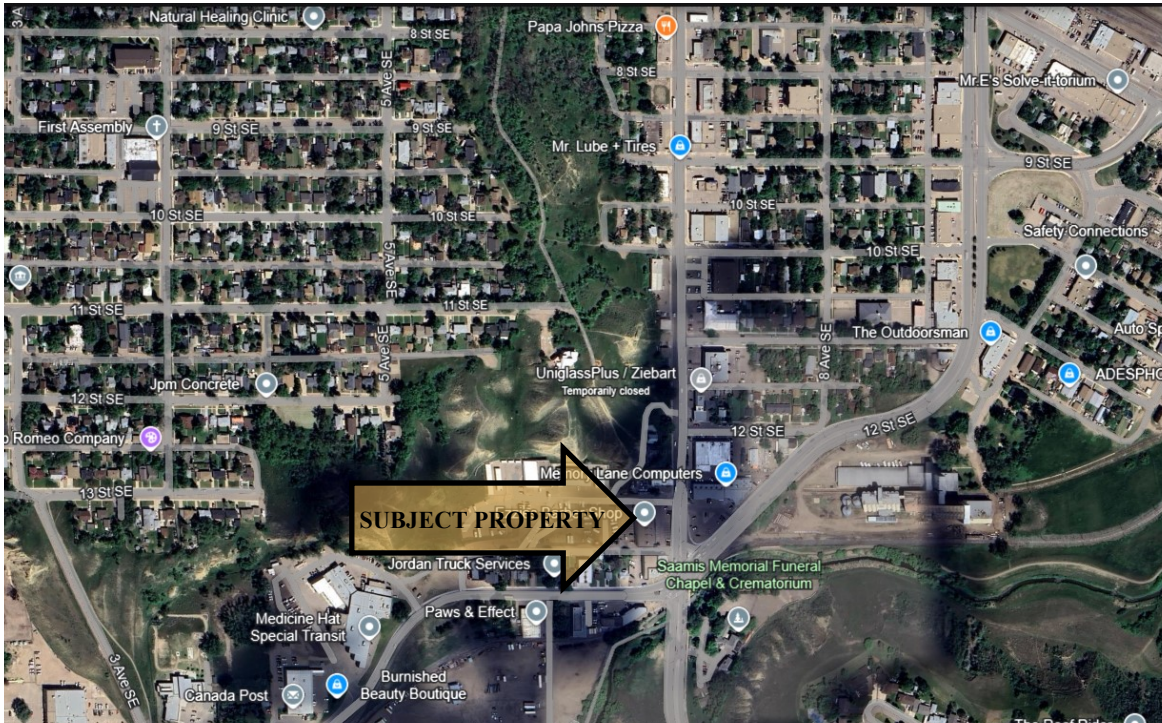
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*While the information contained herein is believed to be true, its accuracy is not guaranteed. Interested parties are encouraged to verify the information provided. TMV Property Group Ltd. does not assume responsibility or liability for any errors or omissions therein. This offering may be altered or withdrawn at any time.*



**OFFERED AT:**

Base Rent »»»»» \$15.00 per sq.ft.  
 Est. Occ. Costs »»»»» \$7.50 per sq.ft.  
 Lease Term »»»»» Five Years  
 Possession »»»»» Immediate

TOTAL MONTHLY RENT: \$2,880.00 plus GST  
 \*Plus separately metered utilities

**PROPERTY DETAILS:**

Kingsway Crossing is located conveniently in Medicine Hat's central area of the city on a busy thoroughfare connecting the north and south ends. The estimated daily traffic count is 10,140 vehicles per day.

This space is turn key and has a skylight with loads of natural light, large front retail area with change rooms, rear office, washroom and kitchenette/staff room. Rear designated parking for staff and rear entry.

The building is professionally managed and has a 24hr exterior security system.

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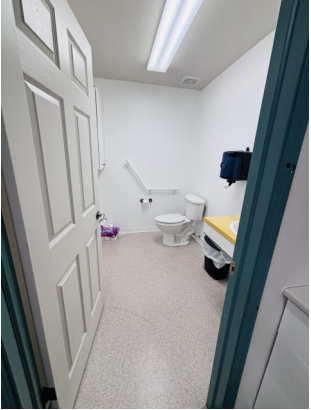
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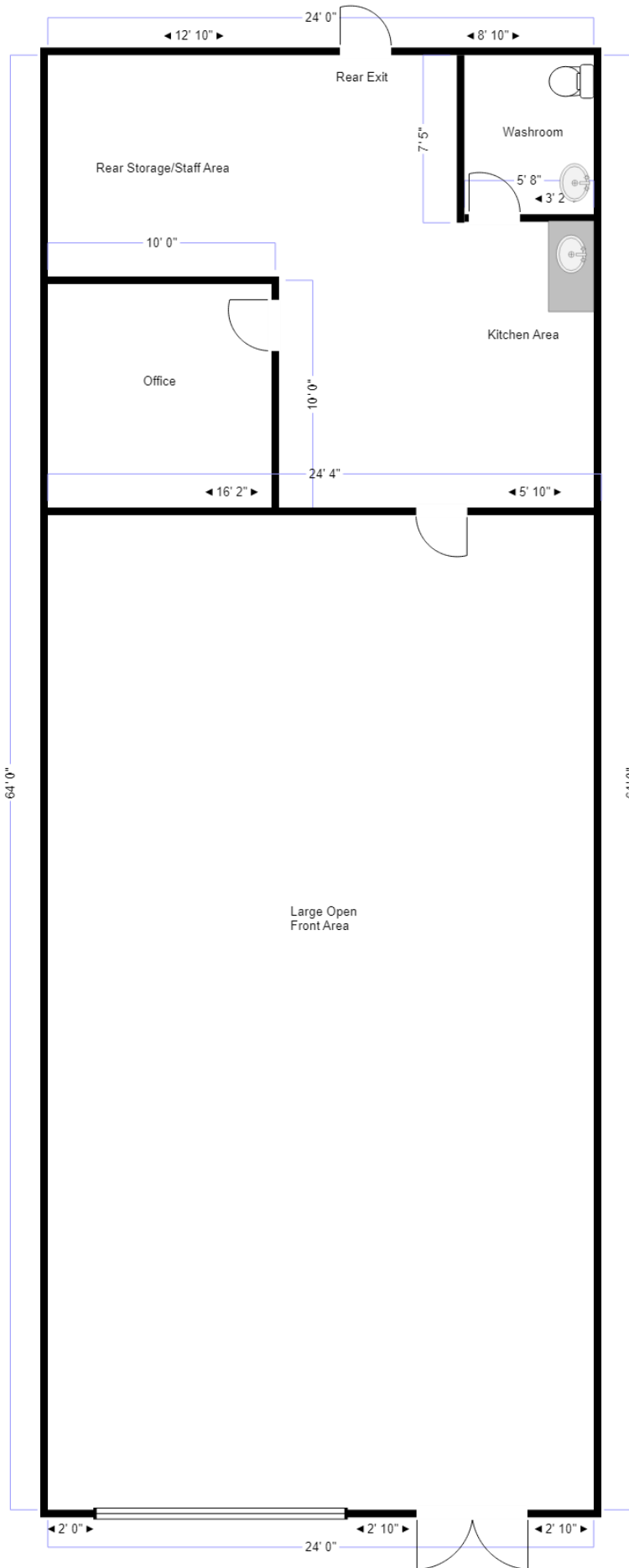


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# Floor Sketch

*All dimensions and sizes are approximate. Not to scale.*