

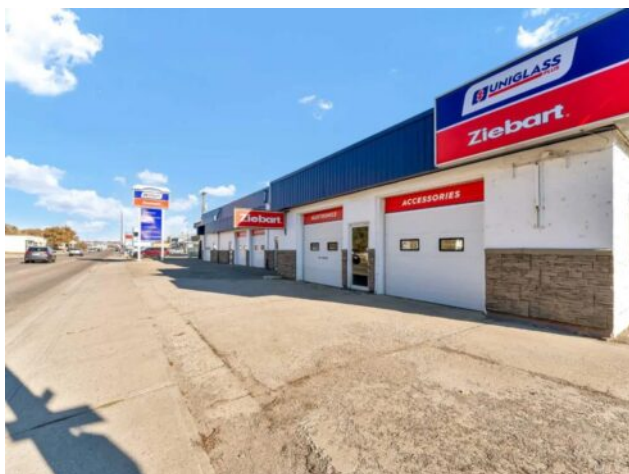


GRASSROOTS
REALTY GROUP

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

MLS # A2339196



\$799,000

Division: River Flats

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,639 sq.ft.

Zoning: UVC

Heating: Make-up Air, Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane, Asphalt Shingle, Tar/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: Level, Low Maintenance Landscape, Near Public Transit,

Inclusions: Residential - Fridge, stove. Commercial - 12000lb hoist, compressor, power lift

Welcome to 1137 & 1139 Kingsway Ave SE, with a bonus house at 714 12th Street, ALL ON ONE TITLE!!! Such a rare opportunity to own a mixed-use property that combines commercial potential with residential convenience, located on a high-traffic street for maximum visibility. Previously used as an automotive service center, this property is perfectly equipped for a range of business ventures, thanks to its expansive layout, ample parking, and versatile spaces. WITH 2 CIVIC ADDRESSES AND SEPERATED UTILITIES, THIS BUILDING COULD BE DEMISED FOR 2 OR MORE BUSINESSES! The commercial property features an impressive 5,827 sq. ft. above grade, with a spacious main floor offering 4,557 sq. ft. that includes multiple shop bays, service areas, and workspaces. These are well-suited for automotive services or can be adapted to suit other business needs, such as retail, workshop, or office space. Additionally, the upper floor adds another 1,270 sq. ft. of storage and utility rooms, providing ample space for inventory, tools, or back-end operations. There is a total of 7 Overhead doors, ranging from 8x8 up to 12 x 12, providing endless occupancy opportunities. For the residential investment, you'll find an 812 sq. ft. living area that serves as a private sanctuary or potential income property. This comfortable residence includes a cozy living room, a well-equipped kitchen and dining area, two spacious bedrooms, and a full bathroom. The 786 sq. ft. lower floor offers additional storage, a family room, laundry/utility area, and even more flexibility for any residential revenue or owner occupied needs! With separate entrances and thoughtful layout, the residential unit is ideal for rental income or for business owners looking for convenient on-site living. A key highlight of this property is the convenience of off-street parking, providing easy access for both

customers and residents. With plenty of parking space, you can accommodate your clients' needs without congestion, making it ideal for a customer-facing business. The combination of commercial and residential spaces offers a unique investment opportunity with multiple income streams, whether through the on-site residence, business operation, or potential rental options. Located in a thriving area of SE Kingsway, this property is designed for the ambitious entrepreneur or investor seeking maximum versatility and potential. Explore the endless possibilities at 1137 + 1139 Kingsway Ave SE and envision your business or investment future in this one-of-a-kind property! This property is available for lease as well, with entire building or one of two sides available.