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102 6 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Medicine Hat, Alberta



Listing ID:
28820


MLS ID:
A2173774

\$895,000



 **ADAM ANDREWS**

 **AVISON YOUNG**
 **403-330-3338**

 **102 6 Avenue SE, Medicine Hat , Alberta T1A 2S2**

Transaction Type

For Sale

Days On Market

445

Zoning

MU-D

Subdivision

SE Hill

Building Type

Commercial Mix,Retail

Year Built

1991

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

1491

Building Area (Sq. Ft.)

4224.00

Building Area (Sq. M.)

392.42

Inclusions

None

Restrictions

None Known

Reports

Call Lister

Excellent investment opportunity in historic downtown Medicine Hat! This 4,224 SF mixed-use retail building, located at 102 6th Avenue SE on a 0.41-acre parcel, includes a 2,836 SF space fully leased to Circle K under a triple net (NNN) lease, providing stable income from a trusted tenant. Additionally, 1,388 SF of leasable space is available, offering a great opportunity for retail users to secure a prime downtown location. Built in 1992 and renovated in 2012, this well-positioned asset is situated in a thriving area with strong long-term potential.

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