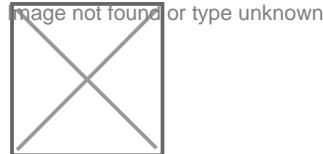


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102 6 AVENUE SE FOR SALE

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	Days On Market	Zoning
For Sale	445	MU-D
Subdivision	Building Type	Year Built
SE Hill	Commercial Mix,Retail	1991
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
1491	4224.00	392.42
Inclusions	Restrictions	Reports
None	None Known	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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