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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 462	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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