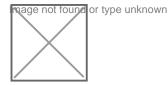


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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 TypeDays On MarketZoningFor Sale319MU-D

SubdivisionBuilding TypeYear BuiltSE HillCommercial Mix,Retail1991

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

InclusionsRestrictionsReportsNoneNone KnownCall 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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