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## UNIT A, 102 6 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Medicine Hat, Alberta

**Listing ID:**  
28821


**MLS ID:**  
A2173786

**\$2,500**



 **ADAM ANDREWS**

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

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 255	<b>Lease Amount</b> 2500.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Zoning</b> MU-D
<b>Subdivision</b> SE Hill	<b>Building Type</b> Commercial Mix,Retail	<b>Year Built</b> 1991
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 1491	<b>Building Area (Sq. Ft.)</b> 1388.00	<b>Building Area (Sq. M.)</b> 128.95
<b>Inclusions</b> None	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime leasing opportunity in downtown Medicine Hat! Unit A offers 1,388 SF of flexible space in a highly visible stand-alone retail building, perfect for quick service restaurants, retail, medical, or health and wellness users. Located at the corner of 1st Street SE and 6th Avenue SE, this property provides excellent access with entry and exit points on both streets, along with traffic counts of 5,763 VPD+. Notable neighboring tenant Circle K adds to the appeal of this location. Ample on-site parking and prominent signage opportunities are available. Offered at \$2,500 per month plus operating costs and utilities.

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