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102 6 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
34421


MLS ID:
A2293355

\$1,100,000



 **ADAM ANDREWS**
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 AVISON YOUNG
 403-330-3338

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

Transaction Type For Sale	Days On Market 22	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 Call Lister	Reports Survey Plan

Fully leased downtown investment opportunity featuring a 4,224 SF retail building on 0.41 acres in the heart of Medicine Hat. The property is anchored by Circle K and Quesada Burritos & Tacos and benefits from great exposure and access along a prominent downtown corridor. As the only convenience store in the downtown core, the property captures consistent daily traffic from surrounding offices, government services, supporting long-term tenant performance.

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