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101 6 STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Medicine Hat, Alberta



Listing ID:
35250


MLS ID:
A2310488

\$2,200,000



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

 101 6 Street SE, Medicine Hat , Alberta T1A1G7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning MU	Subdivision SE Hill	Building Type Church,Institutional,Mixed Use
Year Built 1956	Structure Type Institutional	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 4081FL	Building Area (Sq. Ft.) 11552.00
Building Area (Sq. M.) 1073.21	Lot Size (Sq. Ft.) 36590	Lot Size (Acres) 0.84
Access to Property Direct Access	Inclusions Contact listing agent to discuss inclusions.	Restrictions Phone Listing Broker
Reports None		

Landmark community-oriented property offering a 22,400 SF± church facility over two levels, plus a 1,589 SF± manse residence with attached garage, situated on a 0.84 acre site in Medicine Hat's established SE Hill neighbourhood. The church features 11,552 SF± on the main floor and 10,848 SF± on the lower level, including a bright sanctuary, multiple meeting and assembly spaces, kitchen areas, offices, and flexible community-oriented space. The lower level is leased long-term to a daycare/early learning facility, providing existing rental revenue, while the manse located at 112 7 Street SE is also currently rented. Ideal opportunity for religious organizations, community groups, educational users, or other assembly-focused uses seeking a well-maintained, turn-key facility with income-generating potential. Sellers are hopeful the property continues serving the community through another congregation or community-oriented organization. Please do not enter the property or disturb occupants. Main floor is also available for lease - see MLS# A2311113 for details.

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