

\$895,000 - 102 6 Avenue Se, Medicine Hat

MLS® #A2173774

\$895,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

SE Hill, Medicine Hat, Alberta

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.

Built in 1991

Essential Information

| | |
|------------|------------|
| MLS® # | A2173774 |
| Price | \$895,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1991 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 102 6 Avenue Se |
| Subdivision | SE Hill |
| City | Medicine Hat |
| County | Medicine Hat |



| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T1A 2S2 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 17th, 2024 |
| Days on Market | 253 |
| Zoning | MU-D |

Listing Details

| | |
|----------------|--------------|
| Listing Office | AVISON YOUNG |
|----------------|--------------|

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