

# \$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	170
Zoning	MU-D

### **Listing Details**

Listing Office	AVISON YOUNG
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