

# \$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	332
Zoning	MU-D

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.