# \$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 377

Zoning MU-D

## **Listing Details**

Listing Office AVISON YOUNG

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