\$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 380 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.