



102 6 Avenue SE  
Medicine Hat, Alberta

MLS # A2293355



**\$1,100,000**

Division: SE Hill  
Type: Mixed Use  
Bus. Type: -  
Sale/Lease: For Sale  
Bldg. Name: -  
Bus. Name: -  
Size: 4,224 sq.ft.  
Zoning: MU-D

Heating: -  
Floors: -  
Roof: -  
Exterior: -  
Water: -  
Sewer: -  
Inclusions: None

Addl. Cost: -  
Based on Year: -  
Utilities: -  
Parking: -  
Lot Size: -  
Lot Feat: -

Fully leased downtown investment opportunity featuring a 4,224 SF retail building on 0.41 acres in the heart of Medicine Hat. The property is anchored by Circle K and Quesada Burritos & Tacos and benefits from great exposure and access along a prominent downtown corridor. As the only convenience store in the downtown core, the property captures consistent daily traffic from surrounding offices, government services, supporting long-term tenant performance.