



GRASSROOTS
REALTY GROUP

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**102 6 Avenue SE
Medicine Hat, Alberta**

MLS # A2173774



\$895,000

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: -

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.