



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:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	None		

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.