



GRASSROOTS
REALTY GROUP

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

MLS # A2173786



\$2,500 per month

Division:	SE Hill
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,388 sq.ft.
Zoning:	MU-D

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

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

Prime leasing opportunity in downtown Medicine Hat! Unit A offers 1,388 SF of flexible space in a highly visible stand-alone retail building, perfect for quick service restaurants, retail, medical, or health and wellness users. Located at the corner of 1st Street SE and 6th Avenue SE, this property provides excellent access with entry and exit points on both streets, along with traffic counts of 5,763 VPD+. Notable neighboring tenant Circle K adds to the appeal of this location. Ample on-site parking and prominent signage opportunities are available. Offered at \$2,500 per month plus operating costs and utilities.