



GRASSROOTS
REALTY GROUP

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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.