



**101 6 Street SE
Medicine Hat, Alberta**

MLS # A2310488



\$2,200,000

Division: SE Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 11,552 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.84 Acre

Sewer: -

Lot Feat: -

Inclusions: Contact listing agent to discuss inclusions.

Landmark community-oriented property offering a 22,400 SF± church facility over two levels, plus a 1,589 SF± manse residence with attached garage, situated on a 0.84 acre site in Medicine Hat’s established SE Hill neighbourhood. The church features 11,552 SF± on the main floor and 10,848 SF± on the lower level, including a bright sanctuary, multiple meeting and assembly spaces, kitchen areas, offices, and flexible community-oriented space. The lower level is leased long-term to a daycare/early learning facility, providing existing rental revenue, while the manse located at 112 7 Street SE is also currently rented. Ideal opportunity for religious organizations, community groups, educational users, or other assembly-focused uses seeking a well-maintained, turn-key facility with income-generating potential. Sellers are hopeful the property continues serving the community through another congregation or community-oriented organization. Please do not enter the property or disturb occupants. Main floor is also available for lease - see MLS# A2311113 for details.