

**AVISON  
YOUNG**

# INVESTMENT OPPORTUNITY

4,224 SF Retail Building  
on 0.41 Acres



**102 6 AVENUE SE**  
**MEDICINE HAT, ALBERTA**

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property  
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# Property Overview

## Municipal Address

102 6<sup>th</sup> Avenue SE  
Medicine Hat, Alberta T1A 2S2

## Legal Address

1491;5;15-20

## Zoning

Mixed Use Downtown

## Building Size (SF)

4,224 SF

## Site Size (Acres)

0.41 Acres

## Sale Price

\$895,000

## Total Taxes

\$14,795 (2023)

## Rentable Area

Unit A - 1,388 SF

## Year Built

Built in 1992; renovated in 2012

## Tenant

Circle K (2,836 SF)





# AVISON YOUNG

## Property Description

This investment sale includes a 4,224 SF retail building with one notable tenant in place. 1,388 SF of leasable space is available making this an excellent opportunity for a retail focused user. This site offers a prime downtown Medicine Hat location and quality neighbouring tenants.

## About the Tenant



### Convenience Store Company

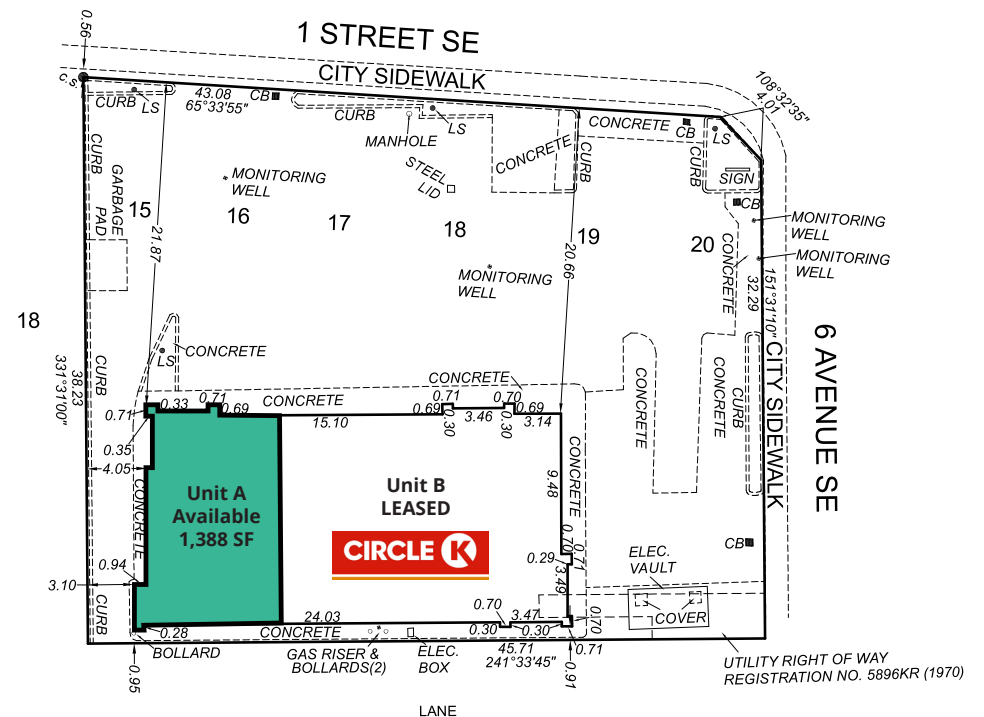
2,836 SF

Circle K is a widely recognized convenience store brand, known for quality products and great customer service. Circle K Stores are owned by Alimentation Couch-Tard, the largest convenience store operator in Canada.



AERIAL MAP

## SITE MAP







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NO  
PARKING

NO  
PARKING  
NO  
LOITERING

## For Inquiries, Contact:

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