

**AVISON
YOUNG**

INVESTMENT OPPORTUNITY

4,224 sf commercial building
on 0.41 acres

02
**102 6 AVENUE SE
MEDICINE HAT, AB**

**Get more
property
information**

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Avison Young | Gas Light Plaza #105 | 579 - 3 Street SE | Medicine Hat, AB

02 FULLY LEASED

Property Overview

Municipal Address

102 6 Avenue SE
Medicine Hat, AB

Legal Address

1491;5;15-20

Zoning

Mixed Use Downtown

Building Size

4,224 sf

Site Size

0.41 acres

Sale Price

\$1,100,000

Property Taxes

\$14,823.88 (2025)

Average Annual NOI

\$87,316 (10 year average)

Cap Rate

7.95%

Year Built

Built in 1992; renovated in 2012

Tenants

Circle K (2,836 sf)
Quesada (1,388 sf)



AVISON YOUNG

Property Description

This investment sale includes a 4,224 sf retail building with two notable tenants in place. The location offers a prime downtown Medicine Hat site and quality neighbouring tenants. Please contact an Associate to learn more about this fully leased investment asset.

About the Tenants



Convenience Store Company

Circle K is one of the world's most recognized convenience store brands, known for fast, reliable service and a strong assortment of everyday essentials. The chain is owned by Alimentation Couche-Tard, Canada's largest convenience store operator and a global leader in the fuel and convenience retail sector.

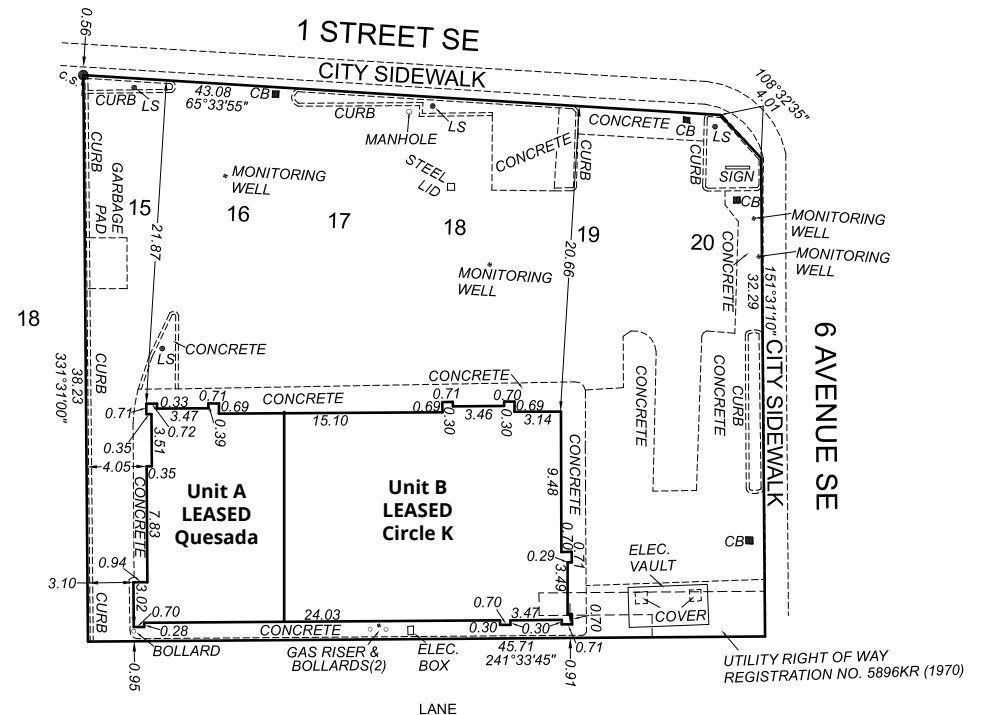


Quick-Service Restaurant (QSR)

Quesada Burritos & Tacos is a fast-growing Canadian quick-service restaurant brand known for fresh, customizable Mexican-inspired meals and a franchise model focused on long-term operator success. Founded in Toronto in 2004, Quesada has expanded rapidly across Canada.



SITE MAP



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For more information

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