

RETAIL SPACE FOR LEASE OR SALE



# 102 6 AVENUE SE

Medicine Hat, Alberta

Unit A - 1,388 SF

[TAURUSGROUP.COM](http://TAURUSGROUP.COM)

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## ABOUT

# BUILDING HIGHLIGHTS

- > Prominent corner site at SW corner of 6th Avenue and 1st Street SE
- > Excellent on-site parking
- > Pylon sign panel available
- > High traffic generating co-tenant



ABOUT

# LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

> Close to City Hall, Law Courts, Riverside Veteran's Memorial Park and planned mixed- use development

> Traffic Counts of 5,763/per day in close proximity at 1st Street and Maple Avenue





## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Medicine Hat: 63,271



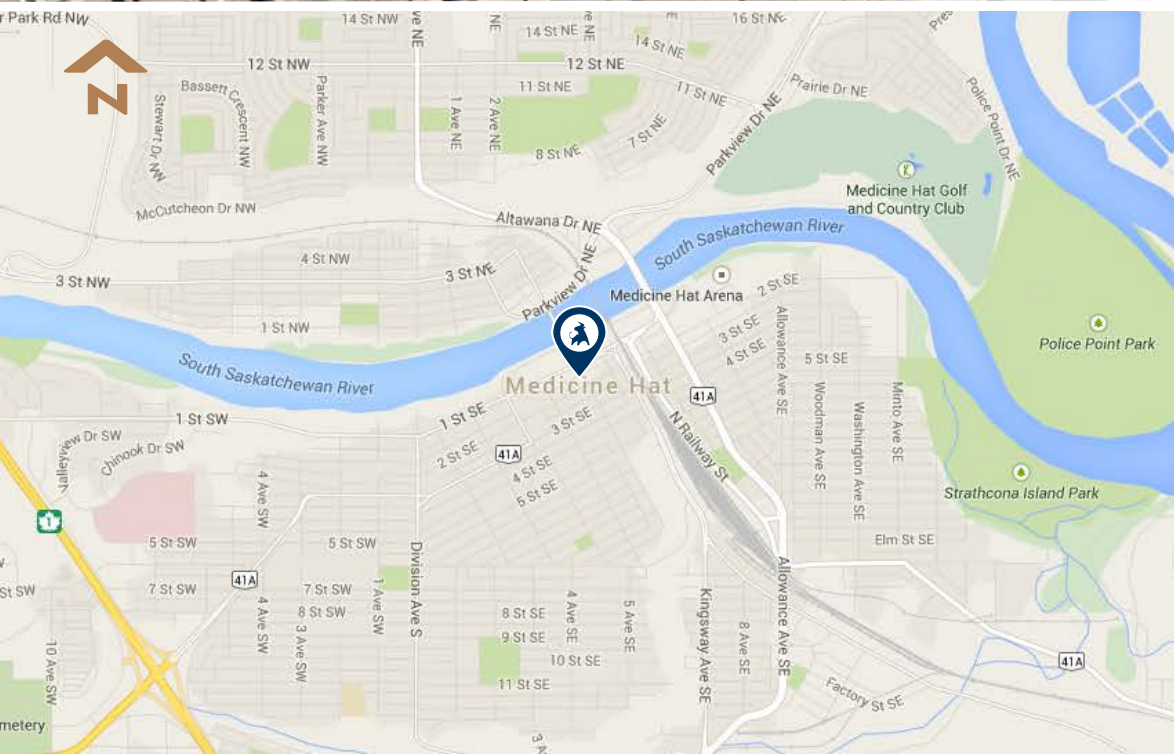
### AVERAGE AGE

Medicine Hat: 42.7



### HOUSEHOLD INCOME

Medicine Hat: \$94,700



## BUILDING

# PROPERTY DETAILS

## CENTRE SQUARE FOOTAGE

4,224 sq ft

## LANDLORD

1484794 Alberta Inc.

## ZONING

C-4 Downtown Commercial  
Land Use

## PARKING

19 stalls on site  
4.5 stalls per 1,000 sq ft

## MUNICIPAL ADDRESS

102 6 Avenue SE,  
Medicine Hat, Alberta

## YEAR BUILT

1992; renovated 2012

## LEGAL DESCRIPTION

Plan: 1491  
Block: 5  
Lot: 15-17

## ADDITIONAL RENT 2024 ESTIMATES

Operating Costs	\$ 9.14 PSF
Property Tax	\$ 3.55 PSF
<b>Total</b>	<b>\$ 12.69 PSF</b>

Premises Utilities  
Management Fee

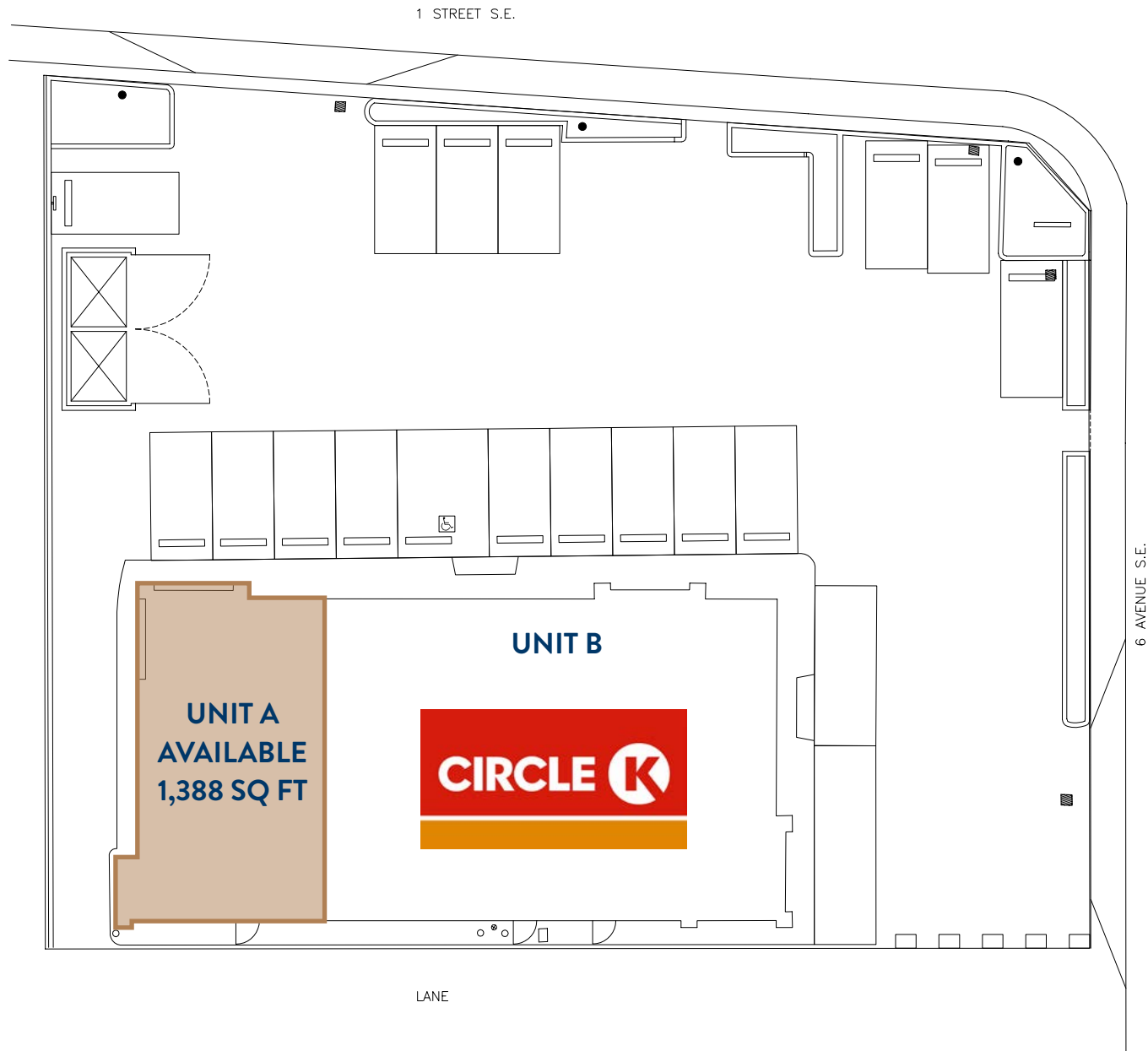
Seperately Metered  
Included



## TENANTS

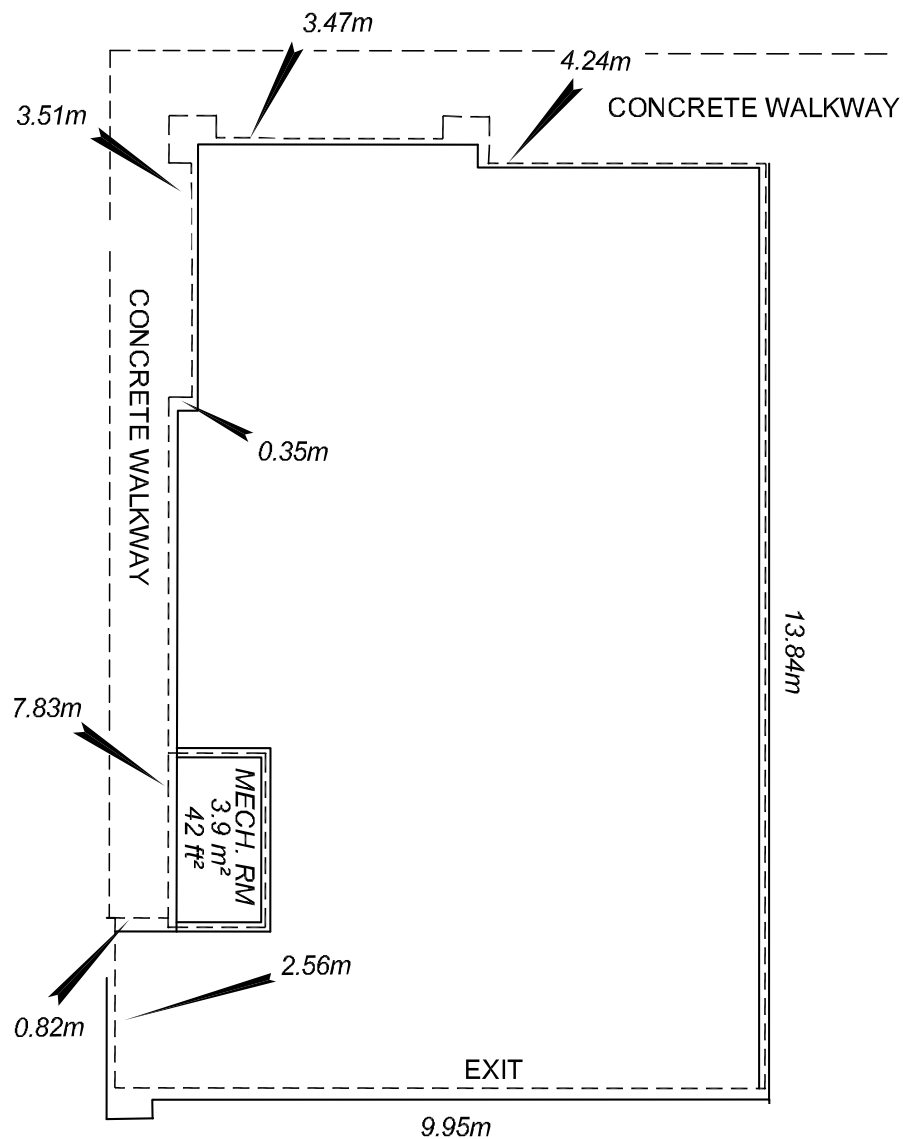


# MAIN FLOOR



## UNIT PLAN

# UNIT A



### RETAIL AREA

1,388 Square Feet

### GAS

Yes

### CEILING HEIGHT

12'

### SEWER/VENTING

Yes

### POWER

200A, 120/208V, 3 phase service to a 42 circuit panel located at rear of premises

### GARBAGE

Shared bin

### HVAC

5 Tons

### SIGNAGE

Pylon signage available

### WATER

1.5" Line; existing hot water tank



CONNECT WITH US  
**CONTACT**

GENERAL



Corporate: (403) 206-2131  
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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND  
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

