

RETAIL SPACE FOR LEASE OR SALE



102 6 AVENUE SE

Medicine Hat, Alberta

Unit A - 1,388 SF

TAURUSGROUP.COM

BRITTANY BAKER

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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



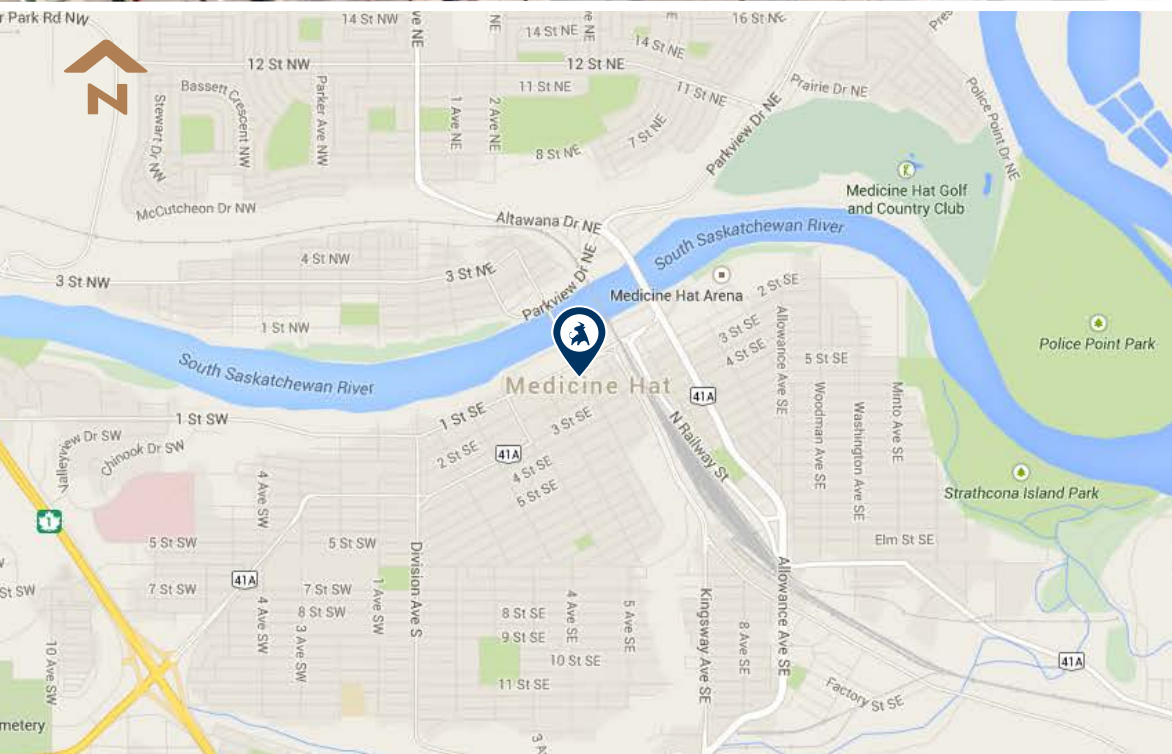
HOUSEHOLD INCOME

Medicine Hat: \$94,700



UNEMPLOYMENT (2021)

Medicine Hat: 12.4%



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
Total	\$ 12.69 PSF

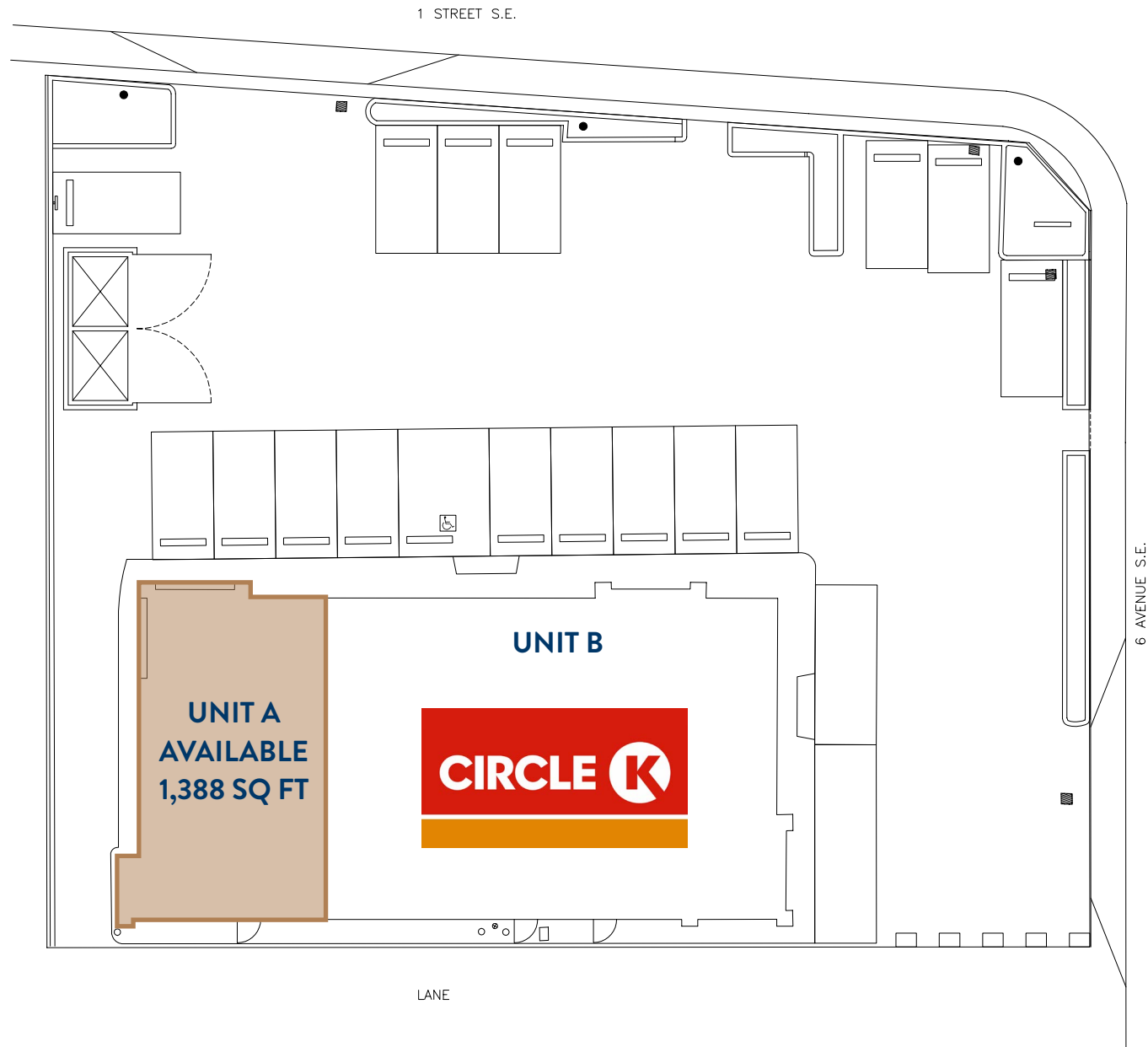
Premises Utilities	Seperately Metered
Management Fee	Included



TENANTS

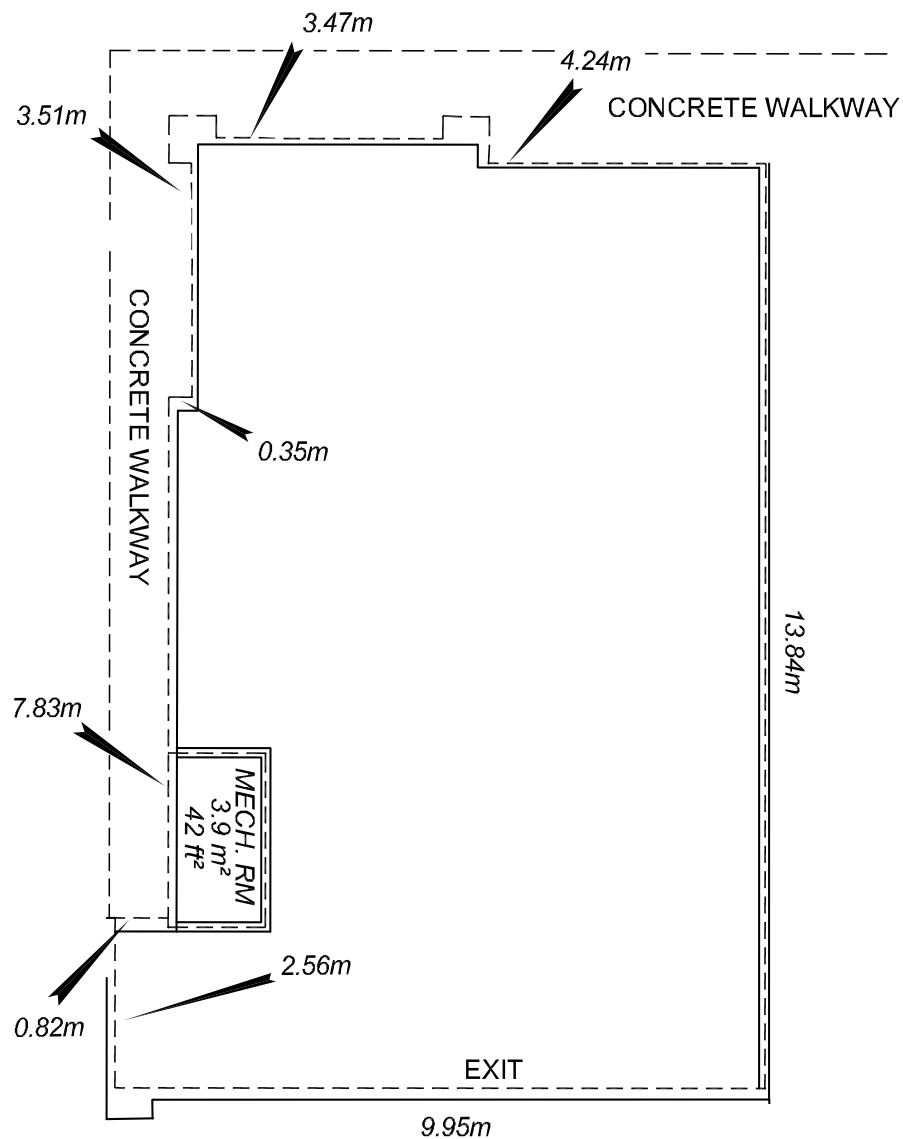


MAIN FLOOR



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

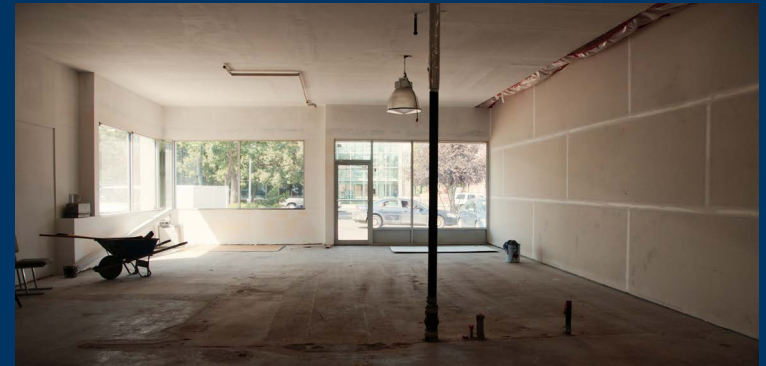
5 Tons

SIGNAGE

Pylon signage available

WATER

1.5" Line; existing hot water tank



CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,
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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.

