

**Community-oriented property for sale or lease**

101 6 Street SE and 112 7 Street SE  
Medicine Hat, AB



**Landmark community  
facility in a prime location  
offering a flexible layout**



22,400 sf +/- building  
1,589 sf +/- manse



Well maintained  
property



Excellent  
accessibility

**Get more property information**

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## Community-oriented property for sale or lease

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### Property Description

Located at 101 6th Street SE, Westminster United Church is a well-maintained, institutional-quality building comprising approximately 22,400 square feet across two levels. The main floor is anchored by a bright and welcoming sanctuary, complemented by a range of supporting spaces well suited to religious, community, or assembly-focused uses. The lower level features a mix of functional rooms and currently benefits from existing lease revenue, offering immediate income potential.

The property has been carefully maintained over time and features durable construction with brick veneer and stucco exterior finishes. Supported by surrounding residential density, nearby schools, and close proximity to downtown Medicine Hat, the building offers strong accessibility, ample parking options, and a compelling opportunity for owner-users, investors, or organizations seeking a turn-key facility with both operational flexibility and income-generating capacity.

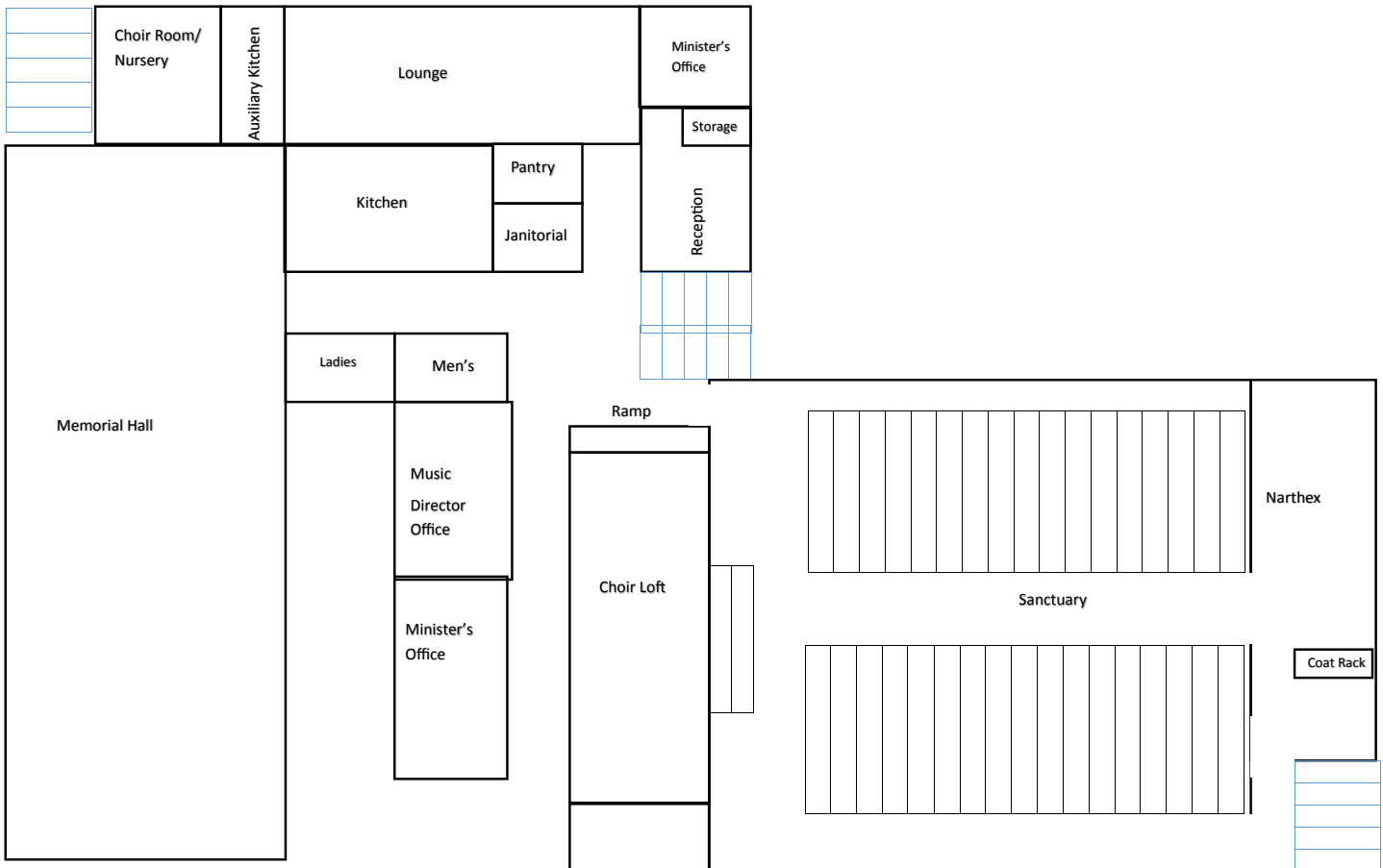
### Property Highlights

- 22,400 sf +/- building over two levels
- Reinforced concrete basement construction
- Beautiful, functional main level sanctuary
- Ideal space for community use
- Existing rental revenue (lower-level and manse)

### Offering Summary

|                        |   |
|------------------------|---|
| <b>Church</b>          | 11,552 sf +/- main floor<br>10,848 sf +/- lower level |
| <b>Manse</b>           | 1,589 sf +/-<br>Plus a 384 sf attached garage         |
| <b>Site Size</b>       | 0.84 acres  |
| <b>Legal Address</b>   | Plan 4081FL, Lots 1, 1A, 2, 3A,<br>18A, 19 and 20     |
| <b>Zoning</b>          | Mixed Use District                                    |
| <b>Sale Price</b>      | \$2,200,000   |
| <b>Taxes</b>           | N/A   |
| <b>Lease Price</b>     | \$12.00 psf   |
| <b>Additional Rent</b> | \$4.75 psf (Est.)                                     |
| <b>Possession</b>      | Negotiable  |

### Floor Plan



Church Main Floor

### Location Description

Situated in Medicine Hat's established Southeast Hill neighbourhood, the property benefits from a central location within one of the city's most mature and stable residential areas. The surrounding area is characterized by longstanding family neighbourhoods, nearby schools, and a range of community-oriented amenities that contribute to consistent activity and strong local engagement. The site enjoys close proximity to the downtown core, providing convenient access to professional services, retail offerings, and civic institutions, while still retaining a quiet, neighbourhood atmosphere. Excellent connectivity via major roadways enhances accessibility, and the availability of off-street parking further supports a variety of potential institutional, community, or alternative commercial uses.







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