

\$14 - 7, 3307 Dunmore Road Se, Medicine Hat

MLS® #A2198314

\$14

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Medicine Hat, Alberta

BAY 7 in ROSS GLEN BUSINESS PARK
AVAILABLE IMMEDIATELY! This 1,000
square foot commercial end unit with
additional 300 square foot mezzanine space
boasts an open main floor with tons of natural
light, two entry doors, beautiful flooring and
was painted two years ago. It has its own
rooftop HVAC system and the mezzanine has
lots of room for storage. Ross Glen Business
Park is home to a variety of businesses
including H&R Block, StickFix, Salon 7,
Manulife, R&R Massage, Pure Air, Ecoline
Windows, Chaotic Xotics and more! Daily
estimated traffic count along Dunmore Road is
15,880 vehicles per day. Offered starting at
\$14NNN plus \$8.25/sq.ft. estimated
occupancy costs for a total of \$1,854.17 plus
GST and separately metered utilities per
month. Use of the pylon sign is an additional
\$50.00 per month, If available, plus GST.
Utilities are low averaging \$100-150 per
month. Come and go parking at plaza as not
designated and we ask owners/staff to park on
street. Plaza is professionally managed. A few
items in photo may be purchased by new
tenant (light fixture etc., please contact for
more information).

Built in 1996

Essential Information

MLS® #	A2198314
Price	\$14



Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	7, 3307 Dunmore Road Se
Subdivision	NONE
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3R2

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Metal
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Additional Information

Date Listed	March 1st, 2025
Days on Market	163
Zoning	MU

Listing Details

Listing Office	TMV PROPERTY GROUP LTD.
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