

**1, 3307 Dunmore Road SE  
Medicine Hat, Alberta**

**MLS # A2245477**



**\$15 per sq.ft.**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Ross Glen Business Park

**Bus. Name:** -

**Size:** 1,000 sq.ft.

**Zoning:** MU

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

FRONT CORNER BAY in ROSS GLEN BUSINESS PARK AVAILABLE FOR LEASE! This 1,000 square foot commercial front corner bay with additional 400 square foot mezzanine space has high visibility, front reception area, large office, additional office and two storage rooms with washroom and open mezzanine area with sink/staff area. 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 at \$15NNN (escalation) plus \$8.75/sq.ft. estimated occupancy costs for a total of \$1,979.17 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 \$100-125 per month. Come and go parking at plaza as not designated and we ask owners/staff to park on street. Plaza is professionally managed.