

**8, 3295 Dunmore Road SE
Medicine Hat, Alberta**

MLS # A2260076



\$13 per sq.ft.

Division: Ross Glen

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Front Corner Bay in Ross Glen Business Park – Available Immediately! This 1,000 sq. ft. front corner commercial bay, with an additional 400 sq. ft. mezzanine, offers exceptional visibility in one of Medicine Hat's busiest corridors. Featuring a large open retail area on the main level filled with natural light, this space is ideal for showcasing your business. A convenient back office and washroom complete the main floor. Upstairs, the mezzanine provides another bright and versatile space — perfect for storage, additional offices, or creative workspace options. Ross Glen Business Park is home to a diverse mix of businesses, which benefit from the daily traffic on Dunmore Road. Base Rent: \$13.50 NNN, Occupancy Costs: \$6.25/sq. ft. Estimated Monthly Total: \$1646.00 + GST. With high exposure, a functional layout, and flexible options for retail or office use, this is a fantastic opportunity to establish or expand your business in a prime location.