

**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 &ndash; 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&rsquo;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 &mdash; 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.