# \$2,750,000 - 3257 Dunmore Road Se, Medicine Hat

MLS® #A2168689

### \$2,750,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.84 Acres

Ross Glen, Medicine Hat, Alberta

An outstanding opportunity to acquire a stand-alone professional/institutional office/flex building, strategically located in the heart of Medicine Hat's thriving retail district. This 26,670 SF building sits on 2.84 acres and offers investors a unique combination of private office spaces, open work areas, a large boardroom, a staff lounge, and warehouse facilities with three overhead doors and one dock door. With ample on-site parking featuring 72+ stalls and separate men's and women's washrooms, this property is designed for both versatility and convenience. Situated on high-visibility Dunmore Road SE, this property benefits from exceptional exposure to more than 15,880 vehicles per day (VPD). Surrounded by key retail anchors such as Medicine Hat Mall and Carry Plaza, it enjoys proximity to a wide array of amenities, including shopping, dining, and services. The high-traffic location ensures strong potential for future growth and tenant demand.

Built in 1980

#### **Essential Information**

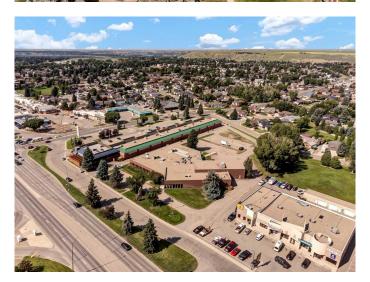
MLS® # A2168689 Price \$2,750,000

Bathrooms 0.00 Acres 2.84 Year Built 1980

Type Commercial







Sub-Type Office Status Active

# **Community Information**

Address 3257 Dunmore Road Se

Subdivision Ross Glen

City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1A7E6

#### **Additional Information**

Date Listed September 25th, 2024

Days on Market 220

Zoning MU

## **Listing Details**

Listing Office AVISON YOUNG

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.