

# \$16 - 1, 3307 Dunmore Road Se, Medicine Hat

MLS® #A2245477

**\$16**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Medicine Hat, Alberta

FRONT CORNER BAY in ROSS GLEN BUSINESS PARK AVAILABLE NOVEMBER 1st! 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 \$16NNN plus \$8.25/sq.ft. estimated occupancy costs for a total of \$2,020.83 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.



Built in 1996

## Essential Information

MLS® #	A2245477
Price	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1996

Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	1, 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	August 13th, 2025
Days on Market	1
Zoning	MU

### Listing Details

Listing Office	TMV PROPERTY GROUP LTD.
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