

# \$13 - 104, 1865 Dunmore Road Se, Medicine Hat

MLS® #A2253292

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

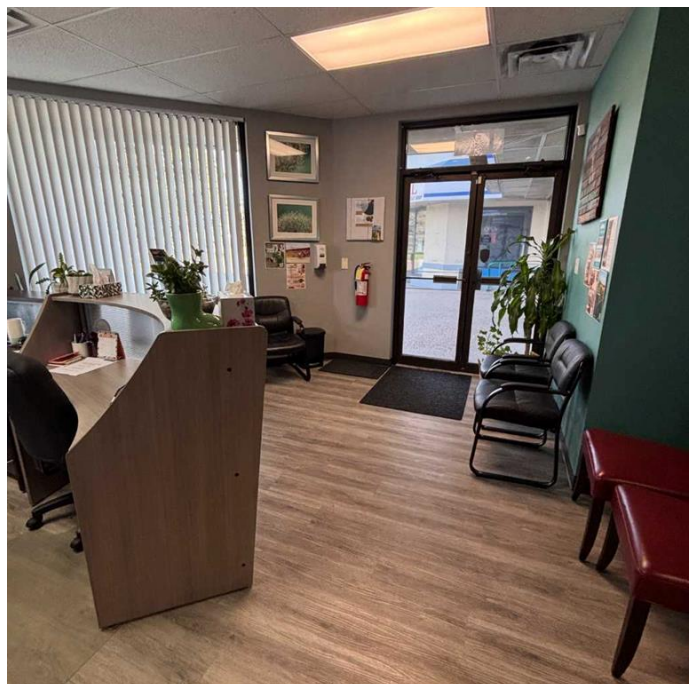
Crestwood-Norwood, Medicine Hat, Alberta

This 3,165 square foot fully partitioned office space is available for lease along Dunmore Road in Medicine Hat. The bay has a large main sign canopy for maximum business exposure and the building is professionally managed by a hands-on, local property management firm. Offered at \$13.00NNN plus \$5.50/sq.ft. est. Occupancy Costs (HVAC natural gas included), makes the total monthly rent \$4,879.38 plus GST and separately metered utilities. With a reception area, kitchen area, ten (10) offices, large boardroom, two washrooms (one has laundry hookups), storage closet and double rear exit doors to alley, this bay is move-in ready for your growing business. In addition to the rent, two parking stalls in rear across alley are available at \$40.00 per stall, per month for your convenience.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2253292   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 1865 Dunmore Road Se |
| Subdivision | Crestwood-Norwood         |
| City        | Medicine Hat              |
| County      | Medicine Hat              |
| Province    | Alberta                   |
| Postal Code | T1A8A7                    |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Exterior

|              |                      |
|--------------|----------------------|
| Roof         | Membrane, Tar/Gravel |
| Construction | Concrete, Stucco     |
| Foundation   | Poured Concrete      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 64                  |
| Zoning         | MU                  |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | TMV PROPERTY GROUP LTD. |
|----------------|-------------------------|

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