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17 DUNMORE ROAD SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Medicine Hat, Alberta



Listing ID:
27073


MLS ID:
A2183147

\$1,950



 **MATT TEEL**
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 **ROYAL LEPAGE COMMUNITY REALTY**
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 17 Dunmore Road SE, Medicine Hat , Alberta T1A 1Z5

Transaction Type For Lease	Days On Market 264	Lease Amount 1950.00
Lease Frequency Monthly	Subdivision Crestwood-Norwood	Building Type Office Building
Year Built 1906	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Building Area (Sq. Ft.) 1700.00	Building Area (Sq. M.) 157.93
Construction Type Concrete, Vinyl Siding, Wood Siding	Roof Asphalt Shingle	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air, Natural Gas	Inclusions n/a
Restrictions None Known	Reports None	

Presenting an exceptional opportunity to acquire a prime office space situated at the base of Dunmore Hill, in a high-traffic area that boasts excellent visibility. As you step inside this character-rich building, you're greeted with a warm and inviting atmosphere. A total of 1700 square feet of space features a welcoming waiting area complete with a charming fireplace and a reception area that offers a view into a large showcase room. The showcase room itself is a standout, featuring vaulted ceilings, another fireplace, and direct access to the outdoors. The main level is thoughtfully designed with two spacious offices, a versatile work area, and a full bathroom. Additionally, the basement area provides another 400 sq. ft. of potential, including a kitchen area, cooler, convenient 2-piece bathroom and separate exterior entrance. The property is surrounded by beautifully landscaped grounds, nestled among the picturesque coulee hills and mature trees. This unique opportunity is not to be missed! (Main Floor 1300SF & Basement 400SF) Monthly Gross Rent of \$1950+GST includes parking and utilities.

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