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## 1, 3307 DUNMORE ROAD SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Medicine Hat, Alberta

**Listing ID:**  
31694

**MLS ID:**  
A2245477

**\$15**



 **TANYA HOLOWATY**  
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 **TMV PROPERTY GROUP LTD.**  
 403-581-3211

 1, 3307 Dunmore Road SE, Medicine Hat , Alberta T1B 3R2

<b>Transaction Type</b> For Lease	<b>Title</b> Leasehold	<b>Days On Market</b> 189
<b>Lease Amount</b> 15.00	<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable
<b>Zoning</b> MU	<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix
<b>Year Built</b> 1996	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 9612590	<b>Building Area (Sq. Ft.)</b> 1000.00
<b>Building Area (Sq. M.)</b> 92.90	<b>Roof</b> Metal	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Access to Property</b> Major Shopping Nearby	<b>Inclusions</b> NA
<b>Restrictions</b> Restrictive Use Clause	<b>Reports</b> Information Package	

FRONT CORNER BAY in ROSS GLEN BUSINESS PARK AVAILABLE FOR LEASE! 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 \$15NNN (escalation) plus \$8.75/sq.ft. estimated occupancy costs for a total of \$1,979.17 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 \$100-125 per month. Come and go parking at plaza as not designated and we ask owners/staff to park on street. Plaza is professionally managed.

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