

# \$14 - 7, 3307 Dunmore Road Se, Medicine Hat

MLS® #A2198314

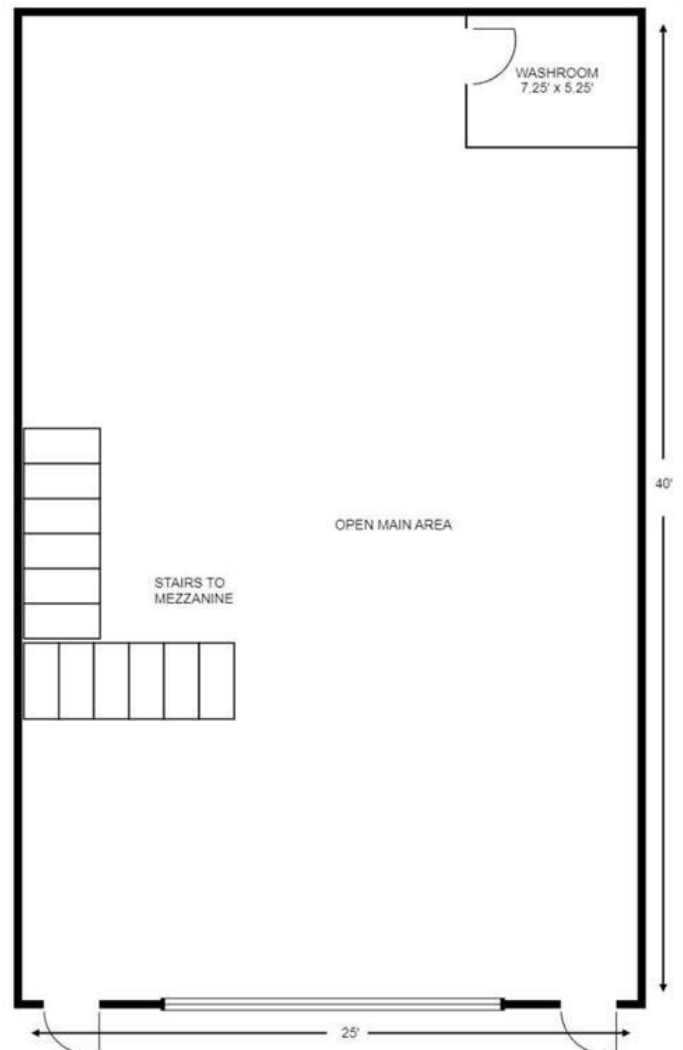
**\$14**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Medicine Hat, Alberta

BAY 7 in ROSS GLEN BUSINESS PARK  
AVAILABLE JUNE 1ST! This 1,000 square foot commercial end unit with additional 300 square foot mezzanine space will be available to a new tenant June 1! Current tenant has outgrown space and moving to a larger location. They will be missed and we wish them continued success in their next space. This space boasts an open main floor with tons of natural light, two entry doors, beautiful flooring and was painted two years ago. It has its own rooftop HVAC system and the mezzanine has lots of room for storage. 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 starting at \$14NNN plus \$8.00/sq.ft. estimated occupancy costs for a total of \$1,833.33 plus GST and separately metered utilities per month. Use of the pylon sign is an additional \$50.00 per month, plus GST. Utilities are low averaging \$100-150 per month. More pictures to come of interior at a later date. Come and go parking at plaza as not designated and we ask owners/staff to park on street. Plaza is professionally managed. \*\*Please do not bother tenant - any viewings must be booked through a licensed agent or through this listing directly.

Built in 1996



## Essential Information

MLS® #	A2198314
Price	\$14
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	7, 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
------	-------

## Additional Information

Date Listed	March 1st, 2025
Days on Market	59
Zoning	MU

## Listing Details

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

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.