# \$2,750,000 - 3257 Dunmore Road Se, Medicine Hat

MLS® #A2168689

## \$2,750,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.84 Acres

Ross Glen, Medicine Hat, Alberta

An outstanding opportunity to acquire a stand-alone professional/institutional office/flex building, strategically located in the heart of Medicine Hat's thriving retail district. This 26,670 SF building sits on 2.84 acres and offers investors a unique combination of private office spaces, open work areas, a large boardroom, a staff lounge, and warehouse facilities with three overhead doors and one dock door. With ample on-site parking featuring 72+ stalls and separate men's and women's washrooms, this property is designed for both versatility and convenience. Situated on high-visibility Dunmore Road SE, this property benefits from exceptional exposure to more than 15,880 vehicles per day (VPD). Surrounded by key retail anchors such as Medicine Hat Mall and Carry Plaza, it enjoys proximity to a wide array of amenities, including shopping, dining, and services. The high-traffic location ensures strong potential for future growth and tenant demand.

Built in 1980

#### **Essential Information**

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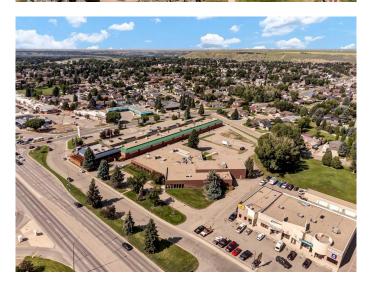
Price \$2,750,000

Sold Price \$2,000,000

Bathrooms 0.00 Acres 2.84 Year Built 1980







Type Commercial

Sub-Type Office Status Sold

# **Community Information**

Address 3257 Dunmore Road Se

Subdivision Ross Glen

City Medicine Hat

County Medicine Hat

Province Alberta
Postal Code T1A7E6

### **Additional Information**

Date Listed September 25th, 2024

Date Sold May 19th, 2025

Days on Market 236
Zoning MU
HOA Fees 0.00

# **Listing Details**

Listing Office AVISON YOUNG

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