

\$12 - 4, 3307 Dunmore Road Se, Medicine Hat

MLS® #A2174984

\$12

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Ross Glen, Medicine Hat, Alberta

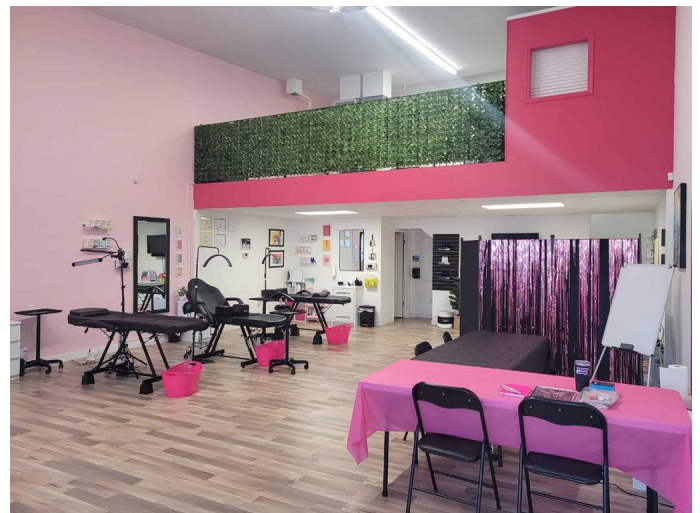
Excellent middle bay with 1,000sf of main floor space and approximately 400sf of additional mezzanine (rent is based on main floor footage only) available for office or retail use in Ross Glen Business Park. The building is located just off Dunmore Road and current tenants include health and wellness, tax preparer, investments, salon and other retail users. This space is currently operating as a tattoo school/PMU studio with assets/equipment and inventory available. This is a sublease until June 30th, 2025 with a 3yr renewal option. Offered for lease at \$12.00/sf (\$1000/month) plus estimated operating costs of \$7.75/sf (\$645.83/month) and utilities (estimated at \$140/month).

Built in 1996

Essential Information

MLS® #	A2174984
Price	\$12
Sold Price	\$12
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information



Address	4, 3307 Dunmore Road Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 3R2

Interior

Heating	Natural Gas, Standard
Cooling	Central Air

Exterior

Foundation	Slab
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Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 17th, 2024
Days on Market	25
Zoning	MU
HOA Fees	0.00

Listing Details

Listing Office	EXP REALTY
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