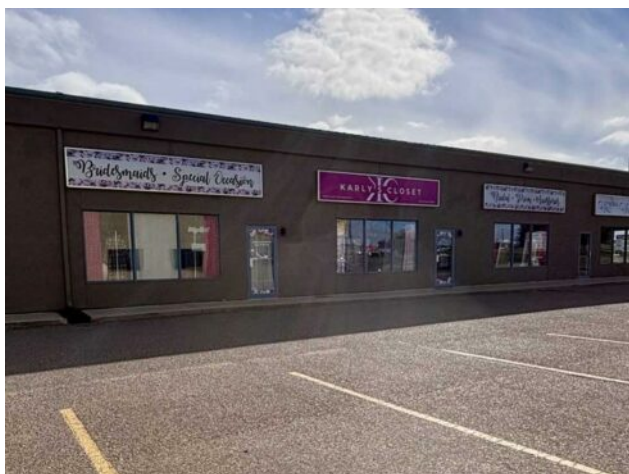


9/10/11, 3295 Dunmore Road SE
Medicine Hat, Alberta

MLS # A2270140



\$12 per sq.ft.

Division: Ross Glen

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 3,000 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

Terrific office or retail space for lease in a busy plaza across from the Medicine Hat Mall. This property comprises 3,000 square feet of main floor area plus 1,200 square feet of mezzanine space and has high visibility along Dunmore Road. Daily estimated traffic count is 15,880 vehicles per day. Offered at \$12NNN (charged on main floor only) plus estimated occupancy costs of \$7.50/sq.ft. or a total of \$4,875.00 per month, plus GST and separately metered utilities. Message to view today! Require less square footage? Owner may be open to demising the space into two separate bays of 2,000 and 1,000 square feet.