



**GRASSROOTS**  
REALTY GROUP

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104, 1601 Dunmore Road SE  
Medicine Hat, Alberta

MLS # A2239747



**\$13 per sq.ft.**

**Division:** Southview-Park Meadows

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,612 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** none

This 1,612 sq ft main floor space is ideally located on high-traffic Dunmore Road, offering excellent visibility for your business. Currently set up as office space, it's perfectly suited for a doctor, dentist, or other professional practice. Enjoy a bright, welcoming reception area with large front windows and abundant natural light. Plenty of convenient street parking ensures easy access for clients and patients. A versatile and highly visible space to grow your practice. Operating costs estimated at \$3.82/sq ft