



**104, 1865 Dunmore Road SE
Medicine Hat, Alberta**

MLS # A2253292



\$13 per sq.ft.

Division: Crestwood-Norwood

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Crestwood Square One

Bus. Name: -

Size: 3,165 sq.ft.

Zoning: MU

Heating: Forced Air, Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Membrane, Tar/Gravel

Utilities: -

Exterior: Concrete, Stucco

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This 3,165 square foot fully partitioned office space is available for lease along Dunmore Road in Medicine Hat. The bay has a large main sign canopy for maximum business exposure and the building is professionally managed by a hands-on, local property management firm. Offered at \$13.00NNN plus \$5.50/sq.ft. est. Occupancy Costs (HVAC natural gas included), makes the total monthly rent \$4,879.38 plus GST and separately metered utilities. With a reception area, kitchen area, ten (10) offices, large boardroom, two washrooms (one has laundry hookups), storage closet and double rear exit doors to alley, this bay is move-in ready for your growing business. In addition to the rent, two parking stalls in rear across alley are available at \$40.00 per stall, per month for your convenience.