

1-833-477-6687 aloha@grassrootsrealty.ca

104, 1865 Dunmore Road SE Medicine Hat, Alberta

MLS # A2253292



Forced Air, Natural Gas

Membrane, Tar/Gravel

Concrete, Stucco

\$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
		Addl. Cost:
		Based on Year:
		Utilities:
		Parking: -
		Lot Size: -

Inclusions:

Heating:

Exterior:

Water:

Sewer:

Floors: Roof:

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.

Lot Feat: