



**GRASSROOTS**  
REALTY GROUP

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**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

**Floors:** -

**Roof:** Membrane, Tar/Gravel

**Exterior:** Concrete, Stucco

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

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.