



GRASSROOTS
REALTY GROUP

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9, 3295 Dunmore Road SE
Medicine Hat, Alberta

MLS # A2264774



\$4,000 per month

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

Amazing SUBLEASE opportunity to get started in a commercial space at a terrific rate for the remaining lease term so you can get up and running! This space comprises 3,000 square foot plus 1,200 square feet of mezzanine space and has high visibility across from the Medicine Hat Mall. Daily estimated traffic count along Dunmore Road is 15,880 vehicles per day. Offered at a gross monthly sublease rent of \$4,000.00 plus GST and separately metered utilities. This sublease expires September 30, 2026 and is subject to the Head Landlord's approval.