



**GRASSROOTS**  
REALTY GROUP

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104, 1601 Dunmore Road SE  
Medicine Hat, Alberta

MLS # A2289035



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

Division: Crestwood-Norwood

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,612 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

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