



**GRASSROOTS**  
REALTY GROUP

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

101, 1601 Dunmore Road SE  
Medicine Hat, Alberta

MLS # A2289038



**\$15 per sq.ft.**

**Division:** Southview-Park Meadows

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,214 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** none

Position your business for success in this 3,214 sq ft end-bay commercial space located along high-traffic Dunmore Road. Offering excellent visibility and accessibility, this wide open layout provides exceptional flexibility for a variety of business types. Currently operating as retail, this space was previously home to a pub and a restaurant, making it well suited for continued retail use, hospitality, food service or other professional commercial uses. The open floor plan allows for easy customization, while the rear storage area and washroom add practical functionality. Plenty of street parking and first come first serve parking on the side. Operating costs \$4.50/sq ft