



**156 & 164 Charles Street
Dunmore, Alberta**

MLS # A2299666



\$750,000

Division: Dunmore Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,358 sq.ft.

Zoning: HI, Hamlet Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.96 Acres

Sewer: -

Lot Feat: -

Inclusions: NONE

Located just off the Trans-Canada Highway in Dunmore, this versatile commercial property offers excellent visibility, easy highway access, and outstanding flexibility for a wide range of business operations. Vacant and quick possession as an opportunity, the property presents an excellent opportunity for an owner-operator or investor seeking future income-generating lease potential. The main building is a 2,358 sq. ft. Nelson-built structure (1981) that was previously used as office space but could easily transition back to residential use or continue as professional/commercial space. Designed with durability and functionality in mind, it features a tiled roof, brick-and-metal exterior, three offices or bedrooms, three bathrooms, a large boardroom/living room, a spacious kitchen, and a full basement offering wide-open space for future development or storage. The property is serviced by two septic tanks. At the rear of the lot, two commercial shops are connected by an enclosed walkway, creating an efficient setup for operations, storage, service, or light industrial use: Shop 1: 39 ft x 59 ft, Concrete floor, Electric overhead door, Enclosed office, 2-piece bathroom and a Make-up air unit. Shop 2: 39 ft x 120 ft, Concrete floor, Electric overhead doors on both ends for drive-through capability, and a Make-up air unit. The expansive yard provides ample room for equipment parking, material storage, fleet use, or future expansion. The eastern property line extends approximately 15–20 feet beyond the shops, adding even more usable yard space. With vacant possession and strong functional infrastructure already in place, this property offers a rare opportunity to establish your own operation or secure a property with strong future leasing potential just minutes from Medicine Hat.