



GRASSROOTS
REALTY GROUP

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**3257 Dunmore Road SE
Medicine Hat, Alberta**

MLS # A2168689



\$2,750,000

Division: Ross Glen

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 26,670 sq.ft.

Zoning: MU

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.84 Acres

Sewer: -

Lot Feat: -

Inclusions: None

An outstanding opportunity to acquire a stand-alone professional/institutional office/flex building, strategically located in the heart of Medicine Hat's thriving retail district. This 26,670 SF building sits on 2.84 acres and offers investors a unique combination of private office spaces, open work areas, a large boardroom, a staff lounge, and warehouse facilities with three overhead doors and one dock door. With ample on-site parking featuring 72+ stalls and separate men's and women's washrooms, this property is designed for both versatility and convenience. Situated on high-visibility Dunmore Road SE, this property benefits from exceptional exposure to more than 15,880 vehicles per day (VPD). Surrounded by key retail anchors such as Medicine Hat Mall and Carry Plaza, it enjoys proximity to a wide array of amenities, including shopping, dining, and services. The high-traffic location ensures strong potential for future growth and tenant demand.