



GRASSROOTS
REALTY GROUP

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

MLS # A2183147



\$1,950 per month

Division: Crestwood-Norwood

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,700 sq.ft.

Zoning: -

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Concrete, Vinyl Siding, Wood Siding

Water: -

Sewer: -

Inclusions: n/a

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Presenting an exceptional opportunity to acquire a prime office space situated at the base of Dunmore Hill, in a high-traffic area that boasts excellent visibility. As you step inside this character-rich building, you're greeted with a warm and inviting atmosphere. A total of 1700 square feet of space features a welcoming waiting area complete with a charming fireplace and a reception area that offers a view into a large showcase room. The showcase room itself is a standout, featuring vaulted ceilings, another fireplace, and direct access to the outdoors. The main level is thoughtfully designed with two spacious offices, a versatile work area, and a full bathroom. Additionally, the basement area provides another 400 sq. ft. of potential, including a kitchen area, cooler, convenient 2-piece bathroom and separate exterior entrance. The property is surrounded by beautifully landscaped grounds, nestled among the picturesque coulee hills and mature trees. This unique opportunity is not to be missed! (Main Floor 1300SF & Basement 400SF) Monthly Gross Rent of \$1950+GST includes parking and utilities.