



**GRASSROOTS**  
REALTY GROUP

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7, 3307 Dunmore Road SE  
Medicine Hat, Alberta

MLS # A2198314



**\$14 per sq.ft.**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Ross Glen Business Park
Bus. Name:	-
Size:	1,000 sq.ft.
Zoning:	MU
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

BAY 7 in ROSS GLEN BUSINESS PARK AVAILABLE JUNE 1ST! This 1,000 square foot commercial end unit with additional 300 square foot mezzanine space will be available to a new tenant June 1! Current tenant has out grown space and moving to a larger location. They will be missed and we wish them continued success in their next space. This space boasts an open main floor with tons of natural light, two entry doors, beautiful flooring and was painted two years ago. It has its own rooftop HVAC system and the mezzanine has lots of room for storage. Ross Glen Business Park is home to a variety of businesses including H&R Block, StickFix, Salon 7, Manulife, R&R Massage, Pure Air, Ecoline Windows, Chaotic Xotics and more! Daily estimated traffic count along Dunmore Road is 15,880 vehicles per day. Offered starting at \$14NNN plus \$8.25/sq.ft. estimated occupancy costs for a total of \$1,854.17 plus GST and separately metered utilities per month. Use of the pylon sign is an additional \$50.00 per month, If available, plus GST. Utilities are low averaging \$100-150 per month. Come and go parking at plaza as not designated and we ask owners/staff to park on street. Plaza is professionally managed. \*\*Please do not bother tenant - any viewings must be booked through a licensed agent or through this listing directly. A few items in photo may be purchased by new tenant (light fixture etc., please contact for more information).