

# \$13 - 104, 1865 Dunmore Road Se, Medicine Hat

MLS® #A2253292

## \$13

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

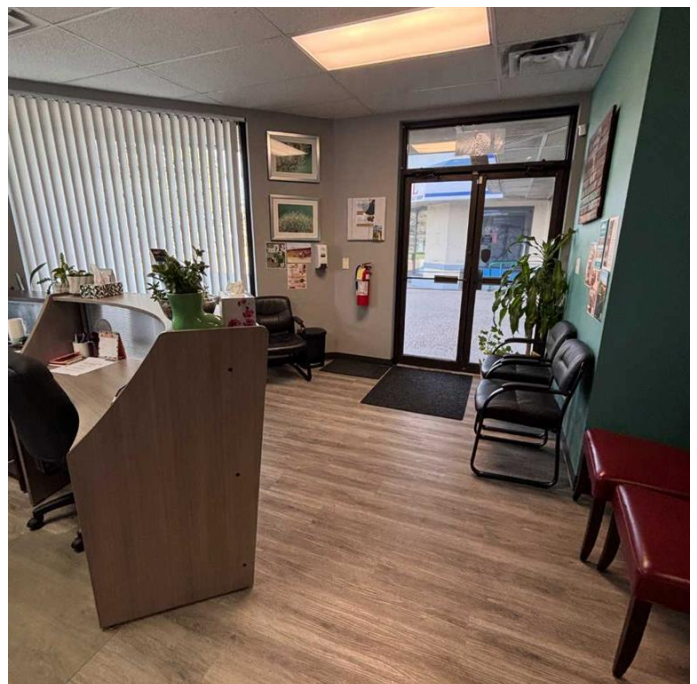
Crestwood-Norwood, Medicine Hat, Alberta

This 3,165 square foot fully partitioned office space is available for lease along Dunmore Road in Medicine Hat. The bay has a large main sign canopy for maximum business exposure and the building is professionally managed by a hands-on, local property management firm. Offered at \$13.00NNN plus \$5.50/sq.ft. est. Occupancy Costs (HVAC natural gas included), makes the total monthly rent \$4,879.38 plus GST and separately metered utilities. With a reception area, kitchen area, ten (10) offices, large boardroom, two washrooms (one has laundry hookups), storage closet and double rear exit doors to alley, this bay is move-in ready for your growing business. In addition to the rent, two parking stalls in rear across alley are available at \$40.00 per stall, per month for your convenience.

Built in 1976

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2253292   |
| Price      | \$13       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1976       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |



## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 1865 Dunmore Road Se |
| Subdivision | Crestwood-Norwood         |
| City        | Medicine Hat              |
| County      | Medicine Hat              |
| Province    | Alberta                   |
| Postal Code | T1A8A7                    |

## Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

## Exterior

|              |                      |
|--------------|----------------------|
| Roof         | Membrane, Tar/Gravel |
| Construction | Concrete, Stucco     |
| Foundation   | Poured Concrete      |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 49                  |
| Zoning         | MU                  |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | TMV PROPERTY GROUP LTD. |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.