

\$364,500 - 12, 3295 Dunmore Road Se, Medicine Hat

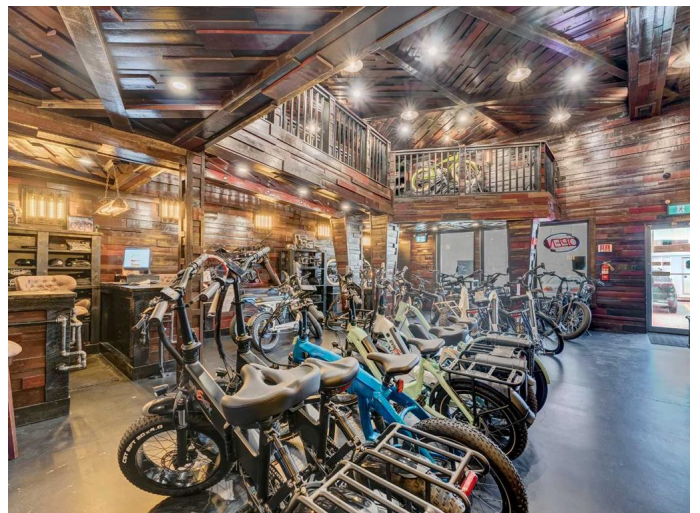
MLS® #A2222857

\$364,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Ross Glen, Medicine Hat, Alberta

Hereâ€™s your chance to own a truly one-of-a-kind, eclectic commercial property located in the highly desirable Ross Glen Business Park, directly off Dunmore Road and across from Medicine Hat Mall. This vibrant area is home to many thriving businesses, offering excellent visibility and traffic for your venture. The main floor of this property is a showstopper, featuring expansive ceiling heights that draw your eye upward to the mezzanine while natural light pours in through bright windows. The space is further elevated by stunning woodwork and warm, industrial design elements, creating an inviting yet functional atmosphere. Spanning 931 square feet, the main floor includes an accessible two-piece powder room, an open retail area with one nook off to the side, and thoughtfully designed workstations. The 434-square-foot mezzanine provides versatile flex space perfect for expanding your business operations, complete with access to the utility room. Whether you envision an office, additional workstations, or a creative hub, the mezzanine adapts to your needs. This turn-key property is ideal for entrepreneurs looking to establish or grow their business in a successful and sought-after commercial park. Please note this is a building sale only, as the current business has outgrown the spaceâ€”an incredible opportunity for you to take advantage of their success. Make this exceptional space your own and join the thriving community of Ross Glen Business



Park!

Built in 1996

Essential Information

| | |
|------------|------------|
| MLS® # | A2222857 |
| Price | \$364,500 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1996 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 12, 3295 Dunmore Road Se |
| Subdivision | Ross Glen |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1B3R2 |

Interior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 16 |
| Zoning | MU |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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