



## 7, 3307 Dunmore Road SE, Medicine Hat, Alberta - \$14



Main Photo

### Property Description

BAY 7 in ROSS GLEN BUSINESS PARK AVAILABLE IMMEDIATELY! This 1,000 square foot commercial end unit with additional 300 square foot mezzanine 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. A few items in photo may be purchased by new tenant (light fixture etc., please contact for more information).

## REALTOR Referral

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