

# \$1,950 - 17 Dunmore Road Se, Medicine Hat

MLS® #A2183147

**\$1,950**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Crestwood-Norwood, Medicine Hat, Alberta

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.

Built in 1906

## Essential Information

MLS® #                   A2183147

Price                     \$1,950



Bathrooms	0.00
Acres	0.00
Year Built	1906
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	17 Dunmore Road Se
Subdivision	Crestwood-Norwood
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 1Z5

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 11th, 2024
Days on Market	131

### **Listing Details**

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

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.