# \$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 Vinyl Siding, Concrete, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed December 11th, 2024

Days on Market 329

### **Listing Details**

Listing Office ROYAL LEPAGE COMMUNITY REALTY

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