

# Commercial Space For Lease

For Lease:  
\$13.00/sq ft  
+ NNN costs

103B 1501 Dunmore Road SE  
Medicine Hat, AB



A spacious 1,038 sq ft available! Built in 1980, featuring abundant natural light with an open floor plan and a small back room makes this space ideal for an office or studio use.



**SHAUNEEN VANDERHAM, REALTOR®**  
Commercial Real Estate Associate  
403.952.0639

COMMERCIAL ONE  
RE/MAX MEDALTA REAL ESTATE  
109, 1235 Southview Drive SE  
Medicine Hat, AB, T1B 4K3

403.526.1111  
svanderham@commercial1.ca



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## SALIENT FACTS:

Plan: 3476JK

Block: 47

Lot: 18

Size Building: 1038 sq ft

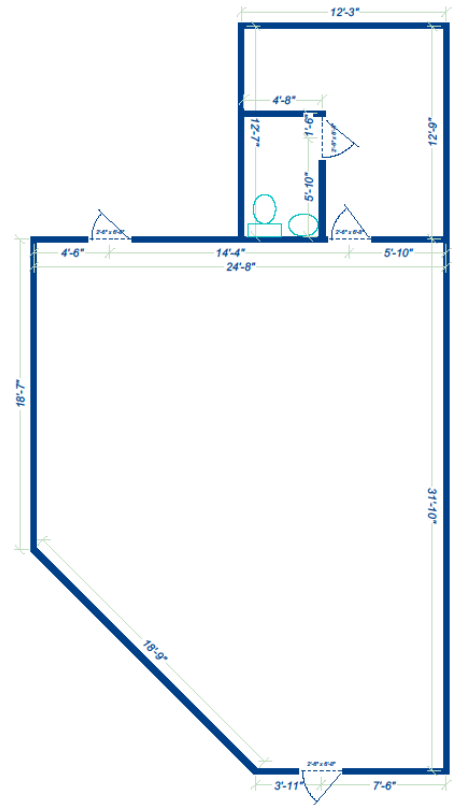
Base Rent: (\$13/sq ft) \$1,176.50/m

Op costs: (\$6.62/sq ft) \$599.11/m

Total Monthly Rent : \$1,775.61/m

Year Built: 1980

Average Utilities: \$365.00



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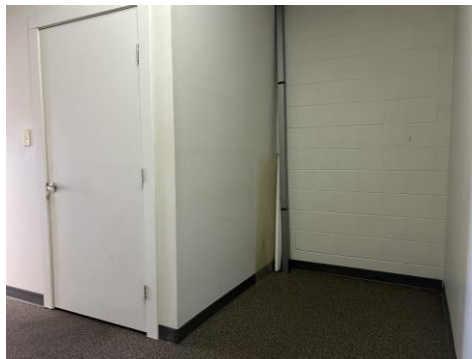
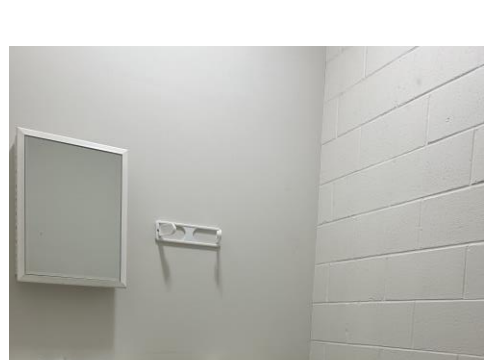
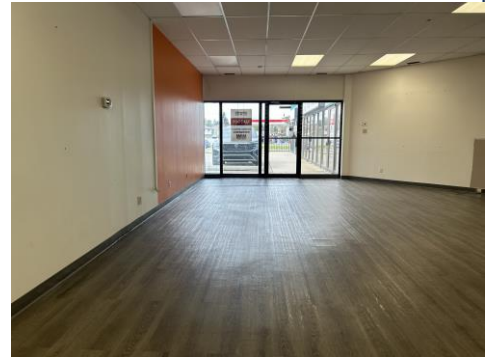
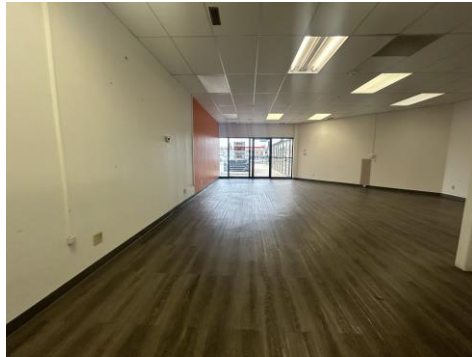
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The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice. September 2025



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## Zone: MIXED USE DISTRICT (MU)

### PERMITTED USES <sup>103</sup>

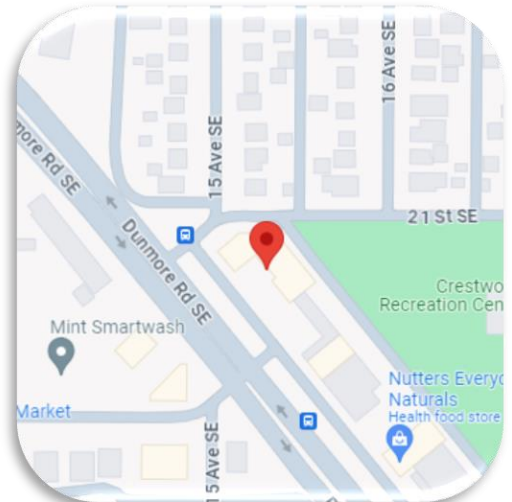
- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services

### DISCRETIONARY USES <sup>103 107</sup>

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (vi) Backyard Suite
- (vii) Bars
- (viii) Business Support Services
- (ix) Clubs
- (x) Community Centres
- (xi) Community Food Service
- (xii) Community Shelter
- (xiii) Community Social Services

- (xiv) Cultural Facilities
- (xv) Day Care Facilities
- (xvi) Drive-Through Services
- (xvii) Duplex
- (xviii) Education Institutions
- (xix) Garages
- (xx) Garden Centres
- (xxi) Government Services
- (xxii) Home Business, Major
- (xxiii) Home Business, Minor

- (xxiv) Hotels
- (xxv) Motor Vehicle Gas Stations
- (xxvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xxvii) Multiple Unit Residential Development
- (xxviii) Parking Facilities
- (xxix) Places of Amusement
- (xxx) Recreation Facilities
- (xxxi) Secondary Suite
- (xxxii) Single Detached House provided they legally existed on a Site as of
- (xxxiii) Temporary Vendors



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