

COMMERCIAL SPACE FOR LEASE

104 1601 Dunmore Road SE
Medicine Hat, AB

Asking Price:
\$13.00/ sq ft



Unit 104 at 1601 Dunmore Road SE in Medicine Hat is a versatile commercial space in a busy strip mall with ample parking. The unit features four offices, two washrooms, a storage room, utility room, and a welcoming reception area with large front windows for natural light and visibility. Ideal for professional or medical services.



SHAUNEEN VANDERHAM, REALTOR®
Commercial Real Estate Associate

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: 1655HS

Block: 33

Lot: 3

Year Built: 1980

Building Size: 1612/Sq Ft

Average Utilities: \$140/month

Base Price: \$1,746.40/month

Est Op Costs: \$513.15/month
\$2,259.55/month



INTERIOR AREA 1612 SQ FT

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ZONING: MIXED USE (MU)

PERMITTED USES ¹⁰⁵

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

DISCRETIONARY USES ^{106 107}

- (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

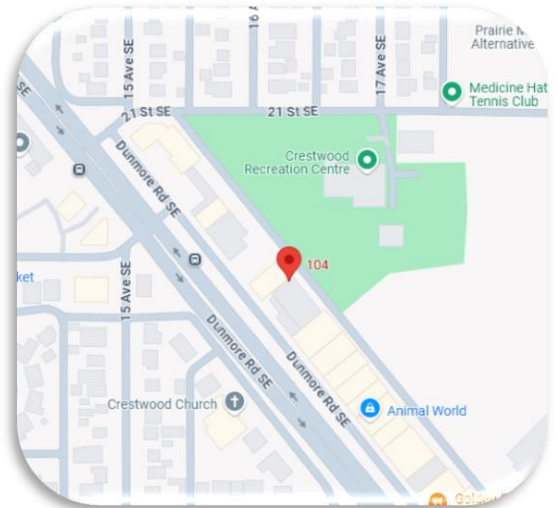
(xxviii) Parking Facilities

(xxix) Places of Amusement

(xxx) Recreation Facilities

(xxxi) Secondary Suite

(xxxii) Single Detached House provided they legally existed on a Site as of



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