

\$354,500 - 12, 3295 Dunmore Road Se, Medicine Hat

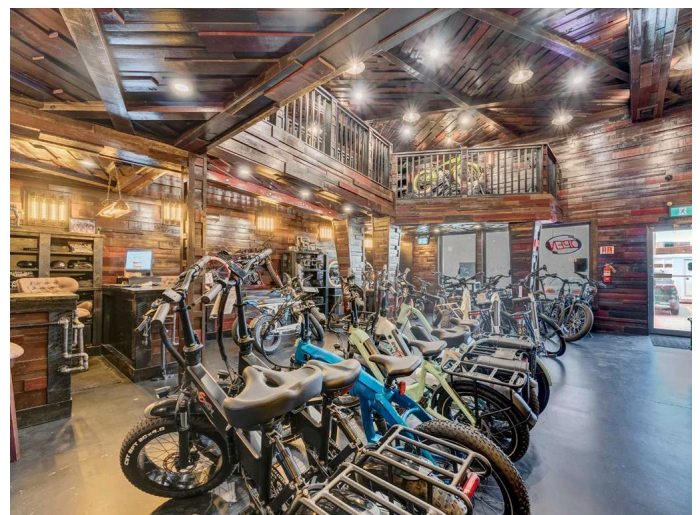
MLS® #A2222857

\$354,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Ross Glen, Medicine Hat, Alberta

Here's your chance to own a truly one-of-a-kind, eclectic commercial property located in the highly desirable Ross Glen Business Park, directly off Dunmore Road and across from Medicine Hat Mall. This vibrant area is home to many thriving businesses, offering excellent visibility and traffic for your venture. The main floor of this property is a showstopper, featuring expansive ceiling heights that draw your eye upward to the mezzanine while natural light pours in through bright windows. The space is further elevated by stunning woodwork and warm, industrial design elements, creating an inviting yet functional atmosphere. Spanning 931 square feet, the main floor includes an accessible two-piece powder room, an open retail area with one nook off to the side, and thoughtfully designed workstations. The 434-square-foot mezzanine provides versatile flex space perfect for expanding your business operations, complete with access to the utility room. Whether you envision an office, additional workstations, or a creative hub, the mezzanine adapts to your needs. This turn-key property is ideal for entrepreneurs looking to establish or grow their business in a successful and sought-after commercial park. Please note this is a building sale only, as the current business has outgrown the space—an incredible opportunity for you to take advantage of their success. Make this exceptional space your own and join the thriving community of Ross Glen Business



Park!

Built in 1996

Essential Information

MLS® #	A2222857
Price	\$354,500
Bathrooms	0.00
Acres	0.00
Year Built	1996
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	12, 3295 Dunmore Road Se
Subdivision	Ross Glen
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B3R2

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Additional Information

Date Listed	June 2nd, 2025
Days on Market	83
Zoning	MU

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.