



1,908 sf
Unit 3202 (Drive-Thru)

3,357 sf
Unit 3192

1,546 sf
Unit 3168B (Storage)

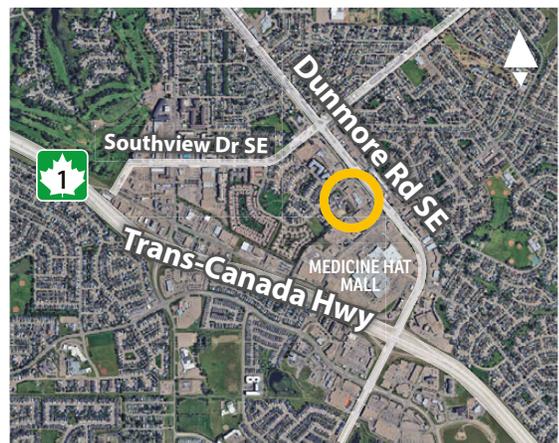
2,009 sf
Unit 3196A (Storage)

RETAIL SPACE FOR LEASE

Dunmore Plaza

3158-3202 Dunmore Road SE, Medicine Hat

- » In the heart of Medicine Hat's commercial hub.
- » Great visibility from Dunmore Road.
- » Ample parking.



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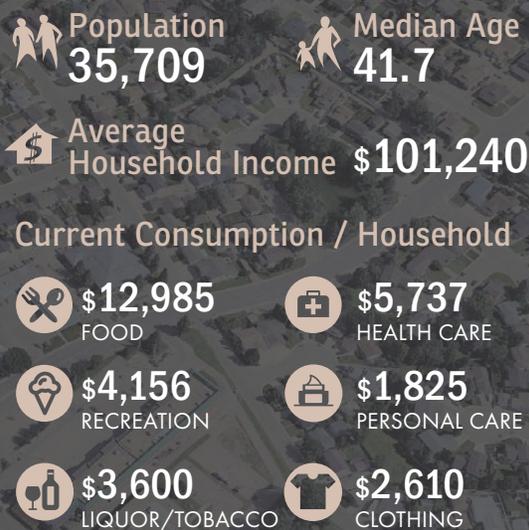


LOCAL EXPERTISE MATTERS



AREA DEMOGRAPHICS

(3 km radius)



Source: Statistics Canada

- » Well-established and well-maintained retail plaza next to Dollar Tree and Sport Chek.
- » Excellent location along major arterial, Dunmore Road, and benefits from great accessibility.
- » Its proximity to residential communities positions the property as a central hub for daily necessities, attracting a steady flow of foot traffic.

LEASE INFORMATION

MUNICIPAL ADDRESS:
3158-3202 Dunmore Road SE, Medicine Hat

ZONING: MU - Mixed Use

AVAILABLE FOR LEASE:

1,908 sq. ft. – Unit 3202 (Drive-Thru)

- Former Quick Cash Service

3,357 sq. ft. – Unit 3192

- Showroom and warehouse
- Loading dock

1,546 sq. ft. – Unit 3168B (Storage)

2,009 sq. ft. – Unit 3196A (Storage)

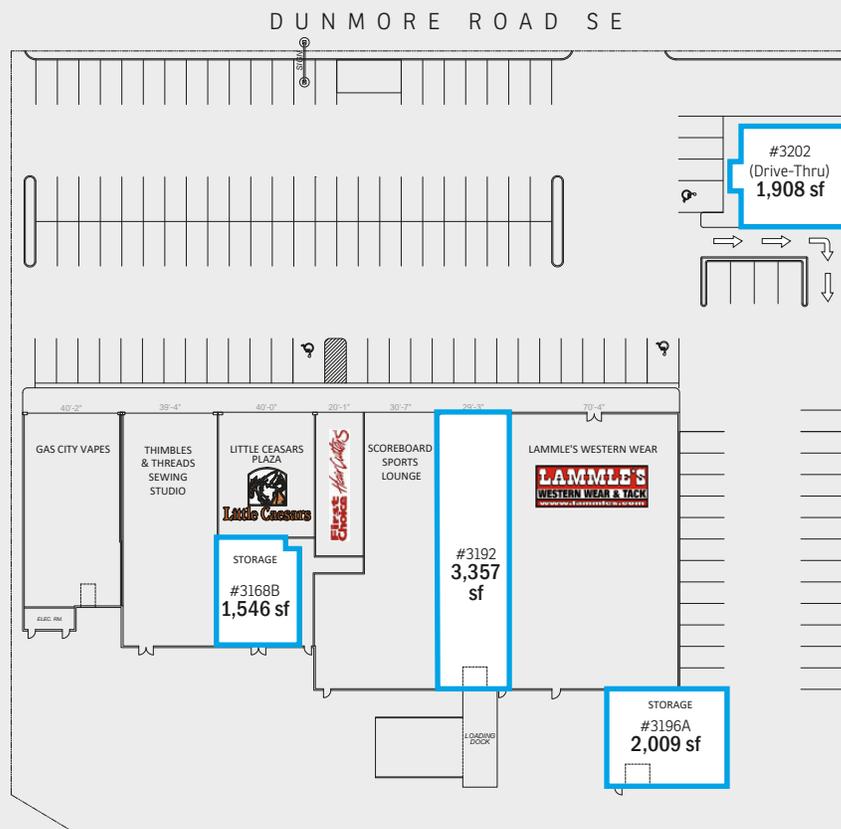
AVAILABILITY: Immediate

PARKING: 131 surface stalls

PYLON SIGNAGE: Available at market rate

OP. COSTS AND TAXES: \$13.07 per sq. ft.

NET RENT: Market



Prominent pylon signage and ample surface parking

3202 (DRIVE-THRU)
1,908 SQ.FT.



UNIT 3192
3,357 SQ.FT.



3168B (STORAGE)
1,546 SQ.FT.



3196A (STORAGE)
2,009 SQ.FT.



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