

**156 & 164 Charles Street
Dunmore, Alberta**

MLS # A2230503



\$849,000

Division: Dunmore Industrial

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,358 sq.ft.

Zoning: HI, Hamlet Industrial

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 2.96 Acres

Sewer: -

Lot Feat: -

Inclusions: NONE

Commercial Opportunity in Dunmore Alberta. Located just off the Trans-Canada Highway in Dunmore, this versatile commercial property offers excellent visibility, easy highway access, and a functional setup that's ideal for a wide variety of business operations. The main building is a 2,358 sq. ft. Nelson-built home (1981) currently used as office space. Designed with durability and functionality in mind, it features a tiled roof, brick and metal exterior, and includes: 3 private offices, 3 bathrooms, Large boardroom, Full basement that is wide open and perfect for secure file storage, classroom-style training, or future development. The property is serviced by two septic tanks, this property is designed for operational efficiency. At the rear of the lot, you'll find two commercial shops connected by an enclosed walkway: Shop 1: 39 ft x 59 ft, with a concrete floor, electric overhead door, enclosed office, 2-piece bathroom, and make-up air unit. Shop 2: 39 ft x 120 ft, concrete floor with electric overhead doors on both ends, providing excellent drive-through capability, and equipped with a make-up air unit. The yard is expansive, offering ample space for equipment parking, material storage, or future expansion. The eastern property line is approximately 15-20 feet beyond the shops, allowing for even more usable space. This is a rare opportunity to acquire a highly functional, highway-accessible property with excellent infrastructure—just minutes from Medicine Hat.