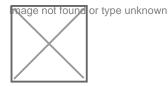


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **203, 5116 52 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Red Deer, Alberta Listing ID:

30474

MLS ID: A2218661

\$299,000

Bahogany :--

- **△** SHANTEL CAMPBELL
- **2** (403) 396-0721
- Royal Lepage Network Realty Corp.
- **403-346-8900**
- 203, 5116 52 Street , Red Deer , Alberta T4N 6Y4

**Transaction Type** 

For Sale

**Days On Market** 

65

Zoning DC(28)

Subdivision

Downtown Red Deer

Year Built

1994

**Structure Type** 

Low Rise (2-4 stories)

Property Type Commercial Property Sub Type

Mixed Use

1520571

Legal Plan

Building Area (Sq. Ft.)

219.16

Inclusions

Restrictions

2359.00

Reports

fridge, dishwasher

**Board Approval** 

Condo/Strata Bylaws

Building Area (Sq. M.)

Property Information: Explore this prime commercial condominium space located in the vibrant downtown area of Red Deer. Situated on the second floor, this 2,359-square-foot property boasts versatile DC(28) zoning, offering a versatile canvas for a wide range of permitted business ventures such as offices, health and medical, salons, esthetics, retail stores, and other similar businesses. Strategic Location: Centrally located in downtown Red Deer, ensuring excellent visibility and accessibility. Well-Structured Layout: Includes a kitchen, convenient washroom, five individual spaces, and adaptable flex areas that can be easily reconfigured to suit various business needs. Modern Amenities: Equipped with a newer interior renovation including flooring, fixtures, layout, and a \$12,000 heating and air-conditioning unit installed in 2022, ensuring a comfortable environment for clients and staff. This property is ideal for businesses looking to establish themselves in a prime Red Deer location with the flexibility to tailor the space to their specific requirements. A commercial lease is also an option for companies that are not looking to purchase.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® 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.