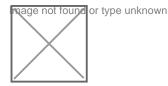


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Acres Mahogany :

- **△** SHANTEL CAMPBELL
- **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

146

Zoning DC(28)

Subdivision

Downtown Red Deer

Year Built

1994

Structure Type

Low Rise (2-4 stories)

Property Type Commercial Property Sub Type

1520571

Building Area (Sq. Ft.)

Mixed Use

Building Area (Sq. M.)

Inclusions

Legal Plan

2359.00

219.16

fridge, dishwasher

Restrictions

Reports

Board Approval Condo/Strata Bylaws

Turn-key downtown commercial condo – 2,359 ft², DC-28 zoning, fully refreshed in 2022. Bright second-floor space now laid out with large open room, full wall of windows, 6 seperate spaces, an open studio/showroom, kitchenette and washroom; electrical rough-ins make it easy to subdivide into up to five private rooms. Recent upgrade includes a \$12 k rooftop HVAC unit and modern flooring/fixtures, so you can move in without cap-ex. With condo fees + 2025 taxes, owning works out cheaper than most downtown leases. DC-28 zoning welcomes medical/wellness, salon & esthetics, boutique retail, professional office or training uses. Own it for only \$127 / ft². Quick possession available. A commercial lease is also an option for companies that are not looking to purchase.

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