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## 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**



 **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**

Mixed Use

**Legal Plan**

1520571

**Building Area (Sq. Ft.)**

2359.00

**Building Area (Sq. M.)**

219.16

**Inclusions**

fridge, dishwasher

**Restrictions**

Board Approval

**Reports**

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 separate 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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