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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**

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

**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

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.

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