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## 203, 5116 52 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Red Deer, Alberta



**Listing ID:**  
30660


**MLS ID:**  
A2222928

**\$2,400**



 **SHANTEL CAMPBELL**  
 (403) 396-0721

 Royal LePage Network Realty Corp.  
 403-346-8900

 203, 5116 52 Street , Red Deer , Alberta T4N 6Y6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 64	<b>Lease Amount</b> 2400.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Downtown Red Deer	<b>Year Built</b> 1994
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Building Area (Sq. Ft.)</b> 2359.00	<b>Building Area (Sq. M.)</b> 219.16	<b>Footprint (Sq. Ft.)</b> 2359
<b>Inclusions</b> fridge, dishwasher	<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> None

Ready-to-launch studio or office – 2,359 ft² for just \$2,400/mo net (\$12.20 psf). Bright second-floor suite with 6 private offices, large open work/showroom area, in-suite washroom and kitchenette, served by efficient 2022 rooftop HVAC. Flexible DC-28 zoning covers medical, beauty/esthetics, professional services, creative studio, boutique retail and more. Public parking, transit and cafés are steps away. Longer terms negotiable; tenant improvements welcomed. Bring your concept and thrive in Red Deer's emerging core. Quick possession available.

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