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## 1, 5116 52 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Red Deer, Alberta

**Listing ID:**  
33227

**MLS ID:**  
A2272611

**\$499,900**



 **DALE RUSSELL**  
 (403) 343-3020

 RE/MAX real estate central alberta  
 403-343-3020

 1, 5116 52 Street , Red Deer , Alberta T4N 6Y4

**Transaction Type**

For Sale

**Days On Market**

85

**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**

9423815

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

1996.00

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

185.43

**Lot Size (Sq. Ft.)**

1996

**Lot Size (Acres)**

0.05

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

Discover a prime commercial condo located in the heart of downtown Red Deer. Centrally positioned this 2-storey unit provides excellent visibility and easy access for clients and staff. Recently used as a dentist office, this unit features 1,904 sq ft on the ground floor and 713 sq ft on the second floor. The large reception area features a built-in desk and plenty of natural light to greet your clients. There are 2 large open areas, 6 separate office/storage spaces, a washroom and staff area on the main floor. Up top, is a washroom, laundry room with shower and 2 separate offices. Plenty of space to be reconfigured to accommodate your business's unique needs. Come and view it today!

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