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203, 5116 52 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Red Deer, Alberta

Listing ID:
34265

MLS ID:
A2290885

\$299,000



 **AHMED ARSHAD**
 (403) 399-2170

 REMAX Innovations
 403-228-5557

 203, 5116 52 Street , Red Deer , Alberta T4N 6Y4

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning DC(28)	Subdivision Downtown Red Deer	Building Type Mixed Use
Year Built 1994	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 1520571	Building Area (Sq. Ft.) 2359.00
Building Area (Sq. M.) 219.16	Lot Size (Sq. Ft.) 2416	Lot Size (Acres) 0.06
Inclusions n/a	Restrictions None Known	Reports Call Lister

Turn-key Downtown Red Deer commercial condo, bay 2,359 ft², DC-28 zoning, fully refreshed in 2022. Bright second-floor space now laid out with a large open area, full wall of windows, 6 separate rooms/spaces, an open studio/showroom, kitchenette, washroom and a newly built reception area. 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. Super low condo fees work out cheaper than most downtown area leases. DC-28 zoning welcomes medical/wellness, salon & esthetics, boutique retail, professional office or training uses. Quick possession available. Call for more information.

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