

\$299,000 - 203, 5116 52 Street, Red Deer

MLS® #A2218661

\$299,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

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.

Built in 1994



Essential Information

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|------------|------------|
| MLS® # | A2218661 |
| Price | \$299,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1994 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

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|-------------|---------------------|
| Address | 203, 5116 52 Street |
| Subdivision | Downtown Red Deer |
| City | Red Deer |
| County | Red Deer |
| Province | Alberta |
| Postal Code | T4N 6Y4 |

Additional Information

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|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 10 |
| Zoning | DC(28) |

Listing Details

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| Listing Office | Royal LePage Network Realty Corp. |
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