

# \$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

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

## Community Information

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

## Additional Information

Date Listed	May 7th, 2025
Days on Market	59
Zoning	DC(28)

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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