# \$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

Turn-key downtown commercial condo – 2,359 ftÂ2, DC-28 zoning, fully refreshed in 2022. Bright second-floor space now laid out with large open room, full wall of windows, 6 seperate spaces, an open studio/showroom, kitchenette and washroom; 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, so you can move in without cap-ex. With condo fees + 2025 taxes, owning works out cheaper than most downtown leases. DC-28 zoning welcomes medical/wellness, salon & esthetics, boutique retail, professional office or training uses. Own it for only \$127 / ftÂ2. Quick possession available.

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 182

Zoning DC(28)

# **Listing Details**

Listing Office Royal Lepage Network Realty Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.