



GRASSROOTS
REALTY GROUP

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203, 5116 52 Street
Red Deer, Alberta

MLS # A2222928



\$2,400 per month

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,359 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: fridge, dishwasher

Ready-to-launch studio or office – 2,359 ft²; for just \$2,400/mo net (\$12.20 psf). Bright second-floor suite with 6 private offices, large open work/showroom area, in-suite washroom and kitchenette, served by efficient 2022 rooftop HVAC. Flexible DC-28 zoning covers medical, beauty/esthetics, professional services, creative studio, boutique retail and more. Public parking, transit and caf  s are steps away. Longer terms negotiable; tenant improvements welcomed. Bring your concept and thrive in Red Deer's emerging core. Quick possession available.