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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: Addl. Cost: Based on Year: Utilities: -

Inclusions: fridge, dishwasher

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

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 cafés are steps away. Longer terms negotiable; tenant improvements welcomed. Bring your concept and thrive in Red Deer's emerging core. Quick possession available.

Lot Size:

Lot Feat: