



**GRASSROOTS**  
REALTY GROUP

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7, 5108 52 Street  
Red Deer, Alberta

MLS # A2229199



**\$10 per sq.ft.**

Division: Railyards

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 689 sq.ft.

Zoning: DC(28)

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Located in the Railyards, close to Downtown, this 689 SF unit is available for lease. The space has been recently renovated with fresh paint, new flooring, the addition of a washroom, and a kitchenette/coffee counter. The remainder of the unit is wide-open. Ample parking stalls are available for staff and customers. Neighbouring businesses include Superstore, Pho Thuy Duong, and Surplus Furniture and Mattress Warehouse. Additional Rent for 2025 is TBD. The unit is also available for sale.