



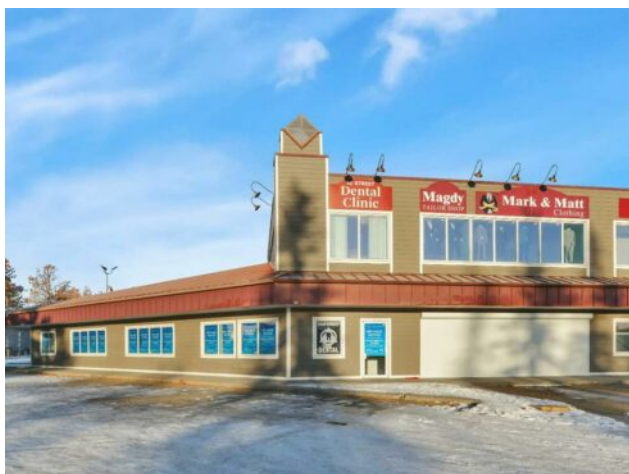
**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

1, 5116 52 Street  
Red Deer, Alberta

MLS # A2272611



**\$599,900**

**Division:** Downtown Red Deer

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,996 sq.ft.

**Zoning:** DC(28)

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.05 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover a prime commercial condo located in the heart of downtown Red Deer. Centrally positioned this 2-storey unit provides excellent visibility and easy access for clients and staff. Recently used as a dentist office, this unit features 1,904 sq ft on the ground floor and 713 sq ft on the second floor. The large reception area features a built-in desk and plenty of natural light to greet your clients. There are 2 large open areas, 6 separate office/storage spaces, a washroom and staff area on the main floor. Up top, is a washroom, laundry room with shower and 2 separate offices. Plenty of space to be reconfigured to accommodate your business's unique needs. Come and view it today!