



**GRASSROOTS**  
REALTY GROUP

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203, 5116 52 Street  
Red Deer, Alberta

MLS # A2290885



**\$299,000**

Division: Downtown Red Deer

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,359 sq.ft.

Zoning: DC(28)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.06 Acre

Sewer: -

Lot Feat: -

Inclusions: n/a

Turn-key Downtown Red Deer commercial condo, bay 2,359 ft<sup>2</sup>;, DC-28 zoning, fully refreshed in 2022. Bright second-floor space now laid out with a large open area, full wall of windows, 6 separate rooms/spaces, an open studio/showroom, kitchenette, washroom and a newly built reception area. 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. Super low condo fees work out cheaper than most downtown area leases. DC-28 zoning welcomes medical/wellness, salon & esthetics, boutique retail, professional office or training uses. Quick possession available. Call for more information.