



GRASSROOTS
REALTY GROUP

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1, 5116 52 Street
Red Deer, Alberta

MLS # A2292591



\$459,900

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: Stacking washer and dryer, b/i dishwasher.

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!