

# \$299,000 - 203, 5116 52 Street, Red Deer

MLS® #A2218661

**\$299,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Downtown Red Deer, Red Deer, Alberta

Turn-key downtown commercial condo â€“ 2,359 ftÂ², DC-28 zoning, fully refreshed in 2022. Bright second-floor space now laid out with large open room, full wall of windows, 6 separate spaces, an open studio/showroom, kitchenette and washroom; 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, so you can move in without cap-ex. With condo fees + 2025 taxes, owning works out cheaper than most downtown leases. DC-28 zoning welcomes medical/wellness, salon & esthetics, boutique retail, professional office or training uses. Own it for only \$127 / ftÂ². Quick possession available.

A commercial lease is also an option for companies that are not looking to purchase.

Built in 1994

## Essential Information

MLS® #	A2218661
Price	\$299,000
Bathrooms	0.00
Acres	0.00
Year Built	1994
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	203, 5116 52 Street
Subdivision	Downtown Red Deer
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 6Y4

## Additional Information

Date Listed	May 7th, 2025
Days on Market	127
Zoning	DC(28)

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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