

\$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	91
Zoning	DC(28)

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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