



**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. 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!