



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**A105, 5212 48 Street
Red Deer, Alberta**

MLS # A2322112



\$399,900

Division:	Downtown Red Deer
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,182 sq.ft.
Zoning:	DC(6)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.03 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

PROFESSIONALLY BUILT-OUT OFFICE OR RETAIL SPACE—IMMEDIATE OCCUPANCY AVAILABLE This HIGH-END OFFICE/RETAIL UNIT has outstanding visibility & signage opportunities right on Taylor Drive and Ross Street. A marquee location to own, right at the heart of the Heritage Village Shopping Center. Boasting the following features, this could be your business's new home: Formerly E-WYN WEIGHT-LOSS, this quality-built out space boasts 1182 SQ FT and is turnkey. Large main building signage, large east and west-facing windows, 5 offices, built-in desk/front reception, a waiting area, and display space with a slat wall for retail goods sales in place, free staff and customer parking throughout the complex, and an alarm system. Other tenants in the complex include McDonald's, Dental, Law & Dental, Chiropractic offices, Insurance Brokers, and more. NNNs are estimated at \$13.15. /sq. ft. (incl. condo fees / common area charges of \$652.57 & taxes of \$641.80/monthly). Average power/gas bills are \$325/month with water/sewer averaging \$58/month. Make your next move for you, your business, or as an investor and own a piece of Red Deer's downtown premiere plaza for 2026!