



**GRASSROOTS**  
REALTY GROUP

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**C107/C108, 5212 48 Street  
Red Deer, Alberta**

**MLS # A2206732**



**\$525,000**

<b>Division:</b>	Capstone
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,375 sq.ft.
<b>Zoning:</b>	DC(6)

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.03 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

This 2,375 double corner unit in Heritage Village is offered for sale and lease, zoned DC(6), allowing for a range of commercial uses. Formerly occupied by Heritage Dental, the space features a functional layout with a well-designed reception area, dedicated waiting room, private offices, two washrooms, storage, and versatile open work areas. Interior finishes include built-in workstations, commercial-grade flooring, and modern lighting. The property is serviced with high power (600V) and a step-down transformer to 120V, with a well-organized electrical room. Large front windows provide natural light and exterior visibility. The unit benefits from common surface parking and pedestrian exposure within a busy plaza. Built in 2001, Heritage Village includes a diverse tenant mix such as McDonald's, Red Deer Dental, Central Neurology Clinic, and Watson Construction Law, supporting consistent traffic and strong community presence.