



203, 5116 52 Street Red Deer, Alberta

MLS # A2222928



\$2,400 per month

Division: Downtown Red Deer

Type: Mixed Use

Bus. Type:
Sale/Lease: For Lease

Bldg. Name:
Bus. Name:
Size: 2,359 sq.ft.

Zoning:
Addl. Cost:
Based on Year:
Utilities:
Parking: -

Inclusions: fridge, dishwasher

Floors:

Roof:

Exterior:

Water:

Sewer:

Ready-to-launch studio or office – 2,359 ft² for just \$2,400/mo net (\$12.20 psf). Bright second-floor suite with 6 private offices, large open work/showroom area, in-suite washroom and kitchenette, served by efficient 2022 rooftop HVAC. Flexible DC-28 zoning covers medical, beauty/esthetics, professional services, creative studio, boutique retail and more. Public parking, transit and cafés are steps away. Longer terms negotiable; tenant improvements welcomed. Bring your concept and thrive in Red Deer's emerging core. Quick possession available.

Lot Size:

Lot Feat: