

**1, 5108 52 Street
Red Deer, Alberta****MLS # A2254430****\$225,000****Division:** Downtown Red Deer**Type:** Office**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,119 sq.ft.**Zoning:** DC28**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Turn-key 1,119 SF clinic/office condo in the Railyards/Downtown corridor. High-end finish: reception, 3 offices and boardroom, barrier-free washroom, millwork/glazing, LED, data cabling & zoned HVAC. Street-front signage + on-site parking. Steps to Gaetz Ave, Superstore; minutes to hospital & civic buildings. DC-28 zoning suits professional/medical/wellness uses.