

DOWNTOWN RED DEER  
**FOR SALE**

5108 52nd Street Unit#7

**RECENTLY RENOVATED**



**LOCATION:**

Railyards



**LEASE AREA:**

±689 Sq Ft



**ZONING:**

DC 28 - Direct



**SALE PRICE:**

\$134,9999.00

**PRESENTED BY**

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**WWW.REDDEERCOMMERCIAL.COM**



# THE PROPERTY

5108 52 STREET, UNIT #7

## Downtown Red Deer

FOR SALE- 689 Square Foot space available for sale. This unit has been recently renovated with fresh paint, new flooring, the addition of a washroom, and a kitchenette/coffee counter. Located in Railyards close to Downtown, with easy access to Gaetz Avenue. The property features:

- » **2x assigned parking stalls with additional paved parking for staff and clients**
- » **Close to neighboring amenities like:**
  - Superstore
  - DynaLIFE Medical Labs
  - Pho Thuy Duong
  - 52nd Street Dental Clinic
  - Ross Street Patio
  - Surplus Furniture and Mattress Warehouse
- » **Pylon signage available**

The unit is for sale at \$134,999.00.



403.986.7777 | [WWW.REDDERCOMMERCIAL.COM](http://WWW.REDDERCOMMERCIAL.COM)

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**RE/MAX**  
COMMERCIAL  
PROPERTIES



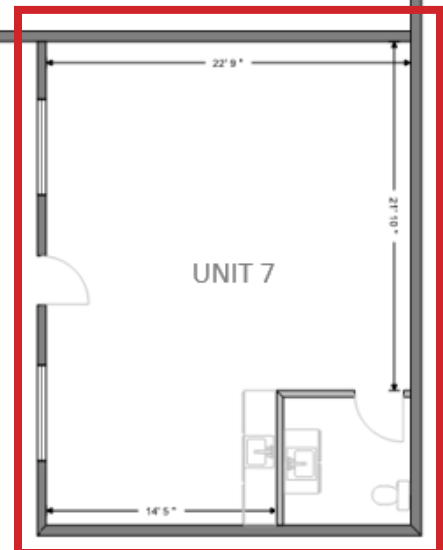
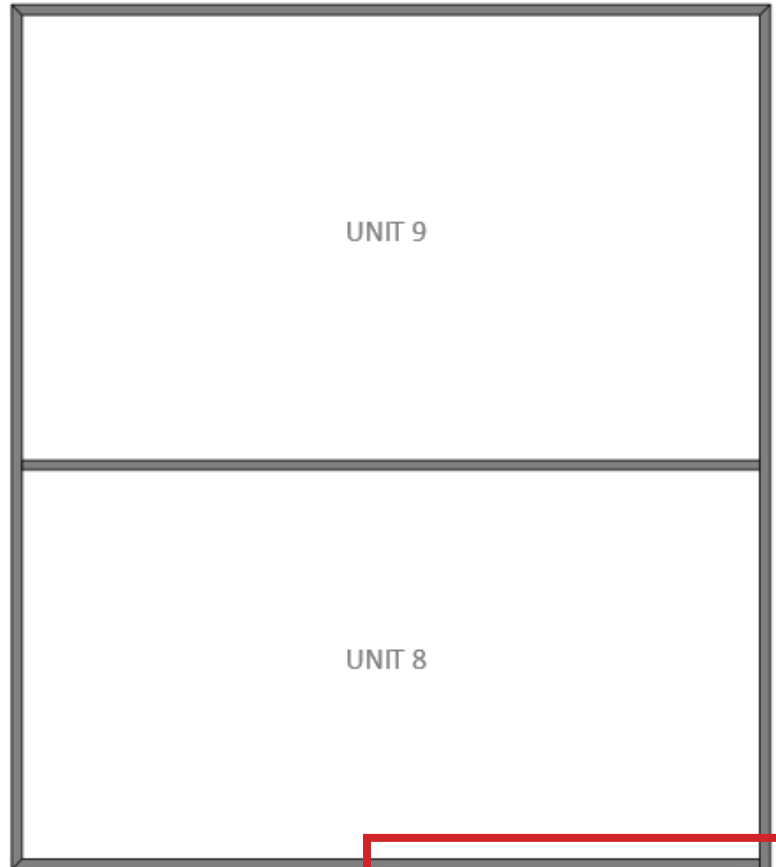
# PROPERTY DETAILS / FLOOR PLAN

## PROPERTY DETAILS

MUNICIPAL:	5108 52 Street #7, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 0020424, Unit: 7
TOTAL AREA:	<b>± 689 Sq Ft</b>
ZONING:	DC (28) Direct Control
YEAR BUILT:	1998
PARKING:	Dedicated stalls for unit
SALE PRICE:	<b>\$134,999.00</b>
TAXES:	\$886 (2024)
CONDO FEES:	<b>\$544.78 / Monthly</b>

\* Tenant is responsible for GST

\*\* Water & garbage is included in the condo fees



PROPERTY TOUR 

**RE/MAX**  
COMMERCIAL  
PROPERTIES



# PROPERTY PHOTOS





**CALGARY & RED DEER'S  
ONLY EXCLUSIVE  
RE/MAX COMMERCIAL BROKERAGE**



## **YOUR RE/MAX COMMERCIAL TEAM**

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