

DOWNTOWN RED DEER

# FOR SALE

5108 52nd Street Unit#8



**LOCATION:**

Railyards



**LEASE AREA:**

±1,367 Sq Ft



**ZONING:**

DC 28 - Direct



**SALE PRICE:**

\$174,999.00

**PRESENTED BY**

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**WWW.REDDERCOMMERCIAL.COM**

# THE PROPERTY

5108 52 STREET, UNIT #8

## Downtown Red Deer

FOR SALE- 1,367 Square Foot space available for sale. This unit has been recently renovated with fresh paint. Located in Railyards close to Downtown, with easy access to Gaetz Avenue. The property features:

- » **Glass vestibule, a reception/ open work area, one private office, one washroom and a staff kitchenette.**
- » **Large windows on the west and south sides of space.**
- » **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 \$174,999.00.



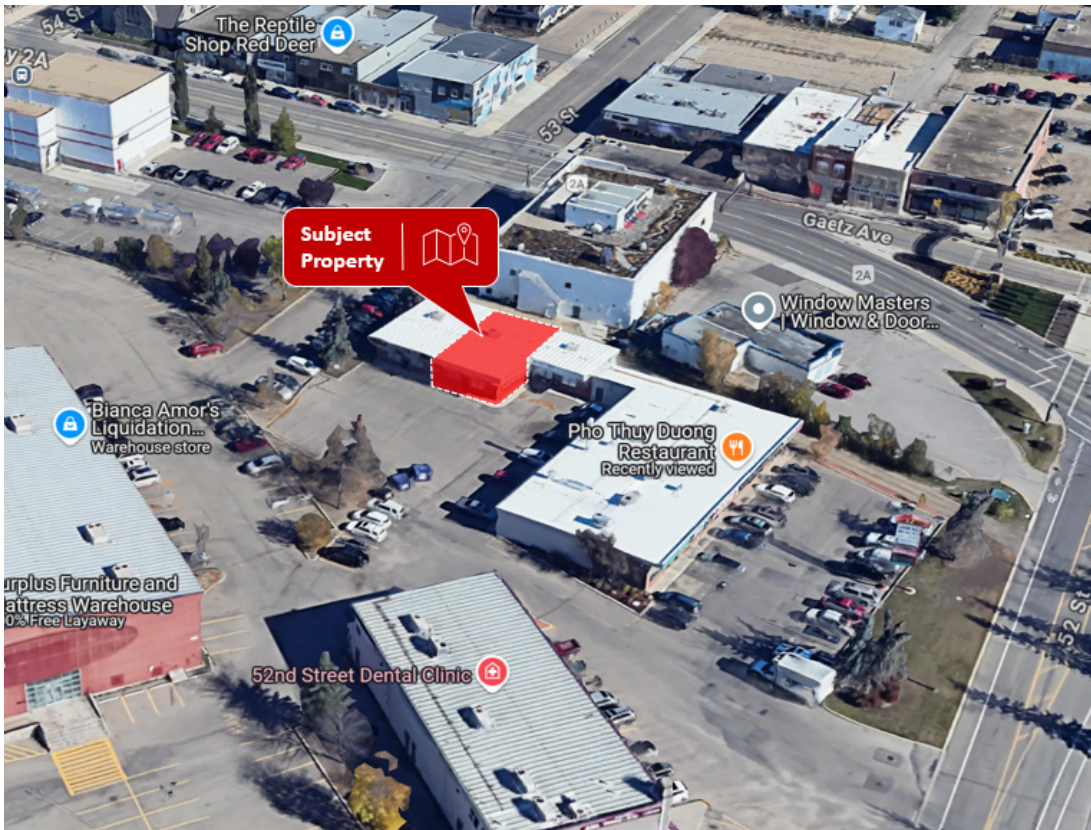
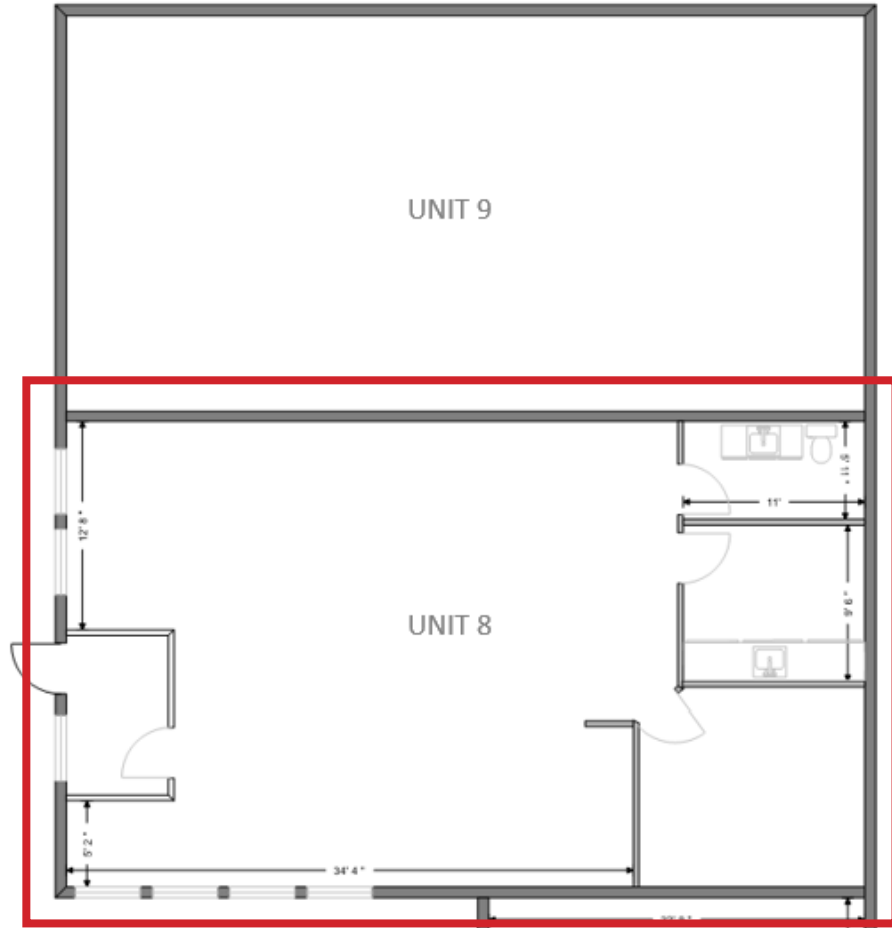
# PROPERTY DETAILS / FLOOR PLAN

## PROPERTY DETAILS

MUNICIPAL:	5108 52 Street #8, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 0020424, Unit: 8
TOTAL AREA:	<b>± 1,367 Sq Ft</b>
ZONING:	DC (28) Direct Control
YEAR BUILT:	1998
PARKING:	Dedicated stalls for unit
SALE PRICE:	<b>\$174,999.00</b>
TAXES:	TBD
CONDO FEES:	<b>\$996.00 / 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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