

DOWNTOWN RED DEER
FOR SALE

5108 52nd Street Unit#7

BUILD TO SUIT



LOCATION:

Railyards



LEASE AREA:

±689 Sq Ft



ZONING:

DC 28 - Direct



SALE PRICE:

\$125,000.00

PRESENTED BY

CAM TOMALTY

403.350.0075

cam@remaxcprd.com

JEREMY MAKILA

403.373.7333

jeremy@remaxcprd.com

WWW.REDDERCOMMERCIAL.COM

THE PROPERTY

5108 52 STREET, UNIT #7

Downtown Red Deer

FOR SALE- 689 Square Foot space available for sale. This unit is ready for improvements and is build to suit. 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 Matress Warehouse
- » **Pylon signage available**

The unit is for sale at \$125,000.00.



403.986.7777

WWW.REDDERCOMMERCIAL.COM

THE INFORMATION CONTAINED HEREIN WAS OBTAINED BY FORCES DEEMED TO BE RELIABLE AND IS BELIEVED TO BE TRUE; IT HAS NOT BEEN VERIFIED AND AS SUCH, CANNOT BE WARRANTED NOR FORM A PART OF ANY FUTURE CONTRACT. ALL MEASUREMENTS NEED TO BE INDEPENDENTLY VERIFIED BY THE PURCHASER/TENANT

RE/MAX
COMMERCIAL
PROPERTIES

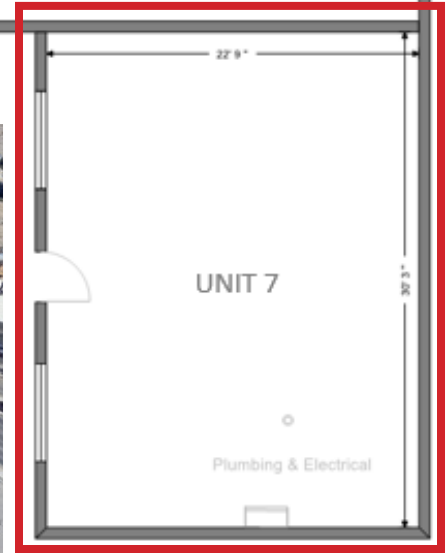
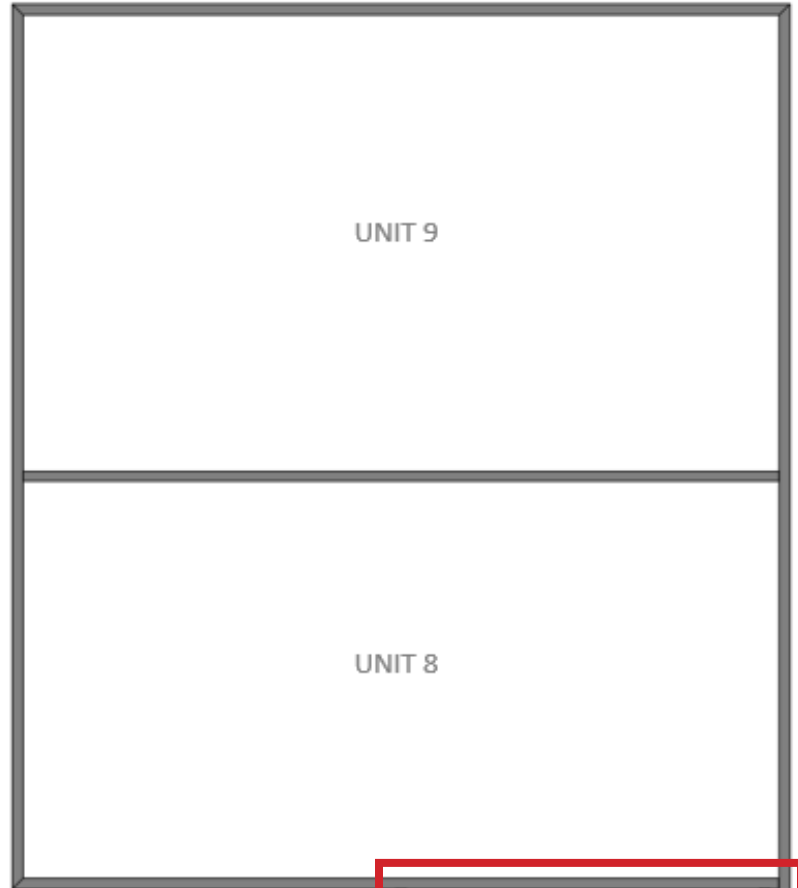
PROPERTY DETAILS / FLOOR PLAN

PROPERTY DETAILS

MUNICIPAL:	5108 52 Street #7, Red Deer
LEGAL LAND DESCRIPTION:	Condo Plan: 0020424, Unit: 7
TOTAL AREA:	± 689 Sq Ft
ZONING:	DC (28) Direct Control
YEAR BUILT:	1998
PARKING:	2x assigned stalls & additional common parking
SALE PRICE:	\$125,000.00
TAXES:	\$886 (2024)
CONDO FEES:	\$544.78 / Monthly

* Tenant is responsible for GST

** Water & garbage is included in the condo fees



PROPERTY PHOTOS



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



YOUR RE/MAX COMMERCIAL TEAM

CAM TOMALTY
403 350 0075
cam@remaxcprd.com

JEREMY MAKILA
403 373 7333
jeremy@remaxcprd.com

CHRIS LEVIA
403 506 2751
chris@remaxcprd.com

ANNIKA GARDNER
Unlicensed Assistant/ Marketing
annika@remaxcprd.com

ROWAN OMILON
Licensed Assistant
rowan@remaxcprd.com

RED DEER
#401, 4911 51 Street
Red Deer, AB T4N 6V4
403.986.7777
www.reddeercommercial.com