

FOR SALE/LEASE

5128 52 STREET
RED DEER, AB





About the Property

This centrally located office condo building is a prime investment opportunity, offering both sale and lease options. Built in 1995, the property includes four separate titles with on-site parking, totaling 7,740 sq ft of rentable area on a 0.3-acre lot.

Unit 1: Occupied

Unit 2: Vacant, 2,285 sq ft (Main Floor and Lower Level) - Available for lease

Unit 3: Vacant, 960 sq ft (Main Floor) - Available for lease

Unit 4: Basement Storage Unit

The building offers up to 3,250 sq ft of contiguous lease space, making it ideal for various business needs. It is well maintained with attractive leaseholds and development, under DC - Direct Control zoning, providing flexibility for diverse uses.

The location provides convenient access to Gaetz Ave and is surrounded by notable businesses such as Superstore, 52nd Street Dental Clinic, Berry Architecture Associates, Legacy Accounting, and Saputo. Possession is negotiable.

This office condo building is perfect for owner/users and investors seeking versatile commercial space in a central location.

LEGAL DESCRIPTION

Condo Plan 9521873, Units 1-4

BUILDING SIZE

7,740 SF

SITE SIZE

0.30 Acres

UNIT SIZES AVAILABLE

960 SF - 3,250 SF

ZONING

DC(28) - Direct Control District

LOCATION

Downtown

SALE PRICE

\$1,295,000

LEASE RATE

Market

ADDITIONAL RENT

\$6.75 PSF

PROPERTY TAXES (2024)

\$ 17,902

Unit 2 - 2,285 SF



Unit 2 Floor Plan

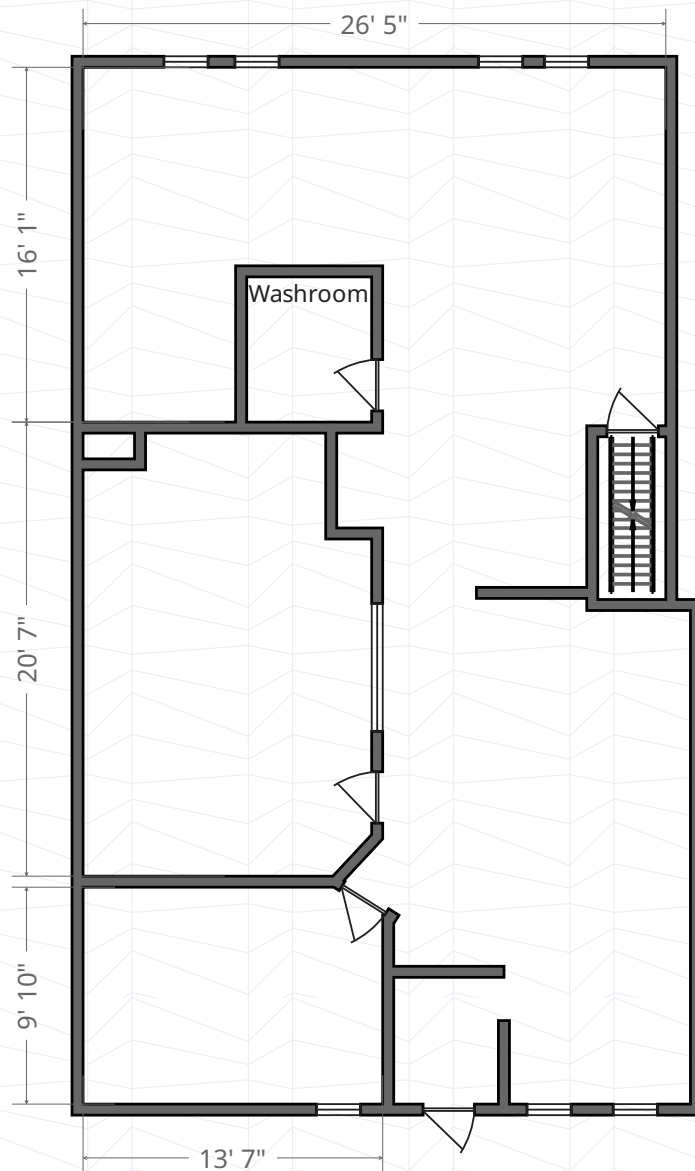
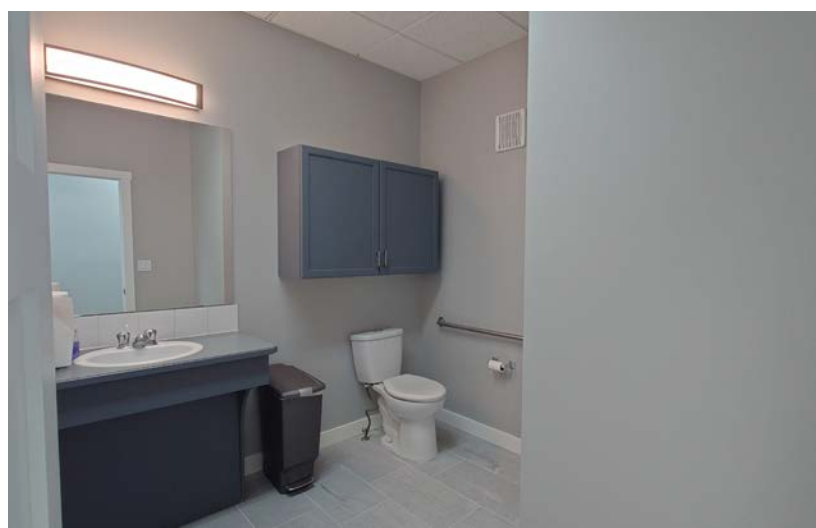
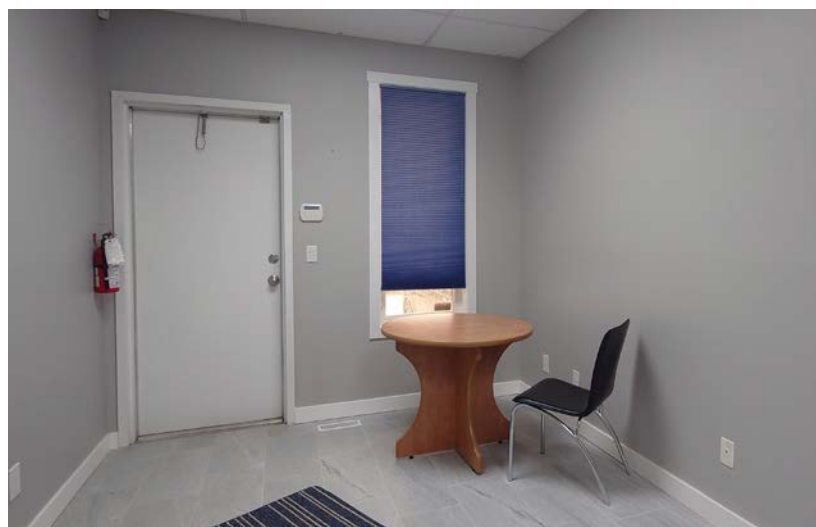
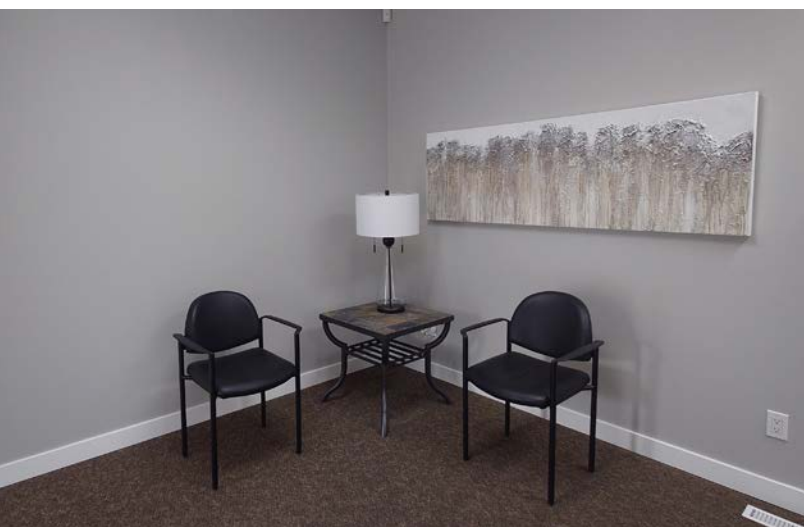


Diagram may not be accurate

Unit 3 - 960 SF



Unit 3 Floor Plan

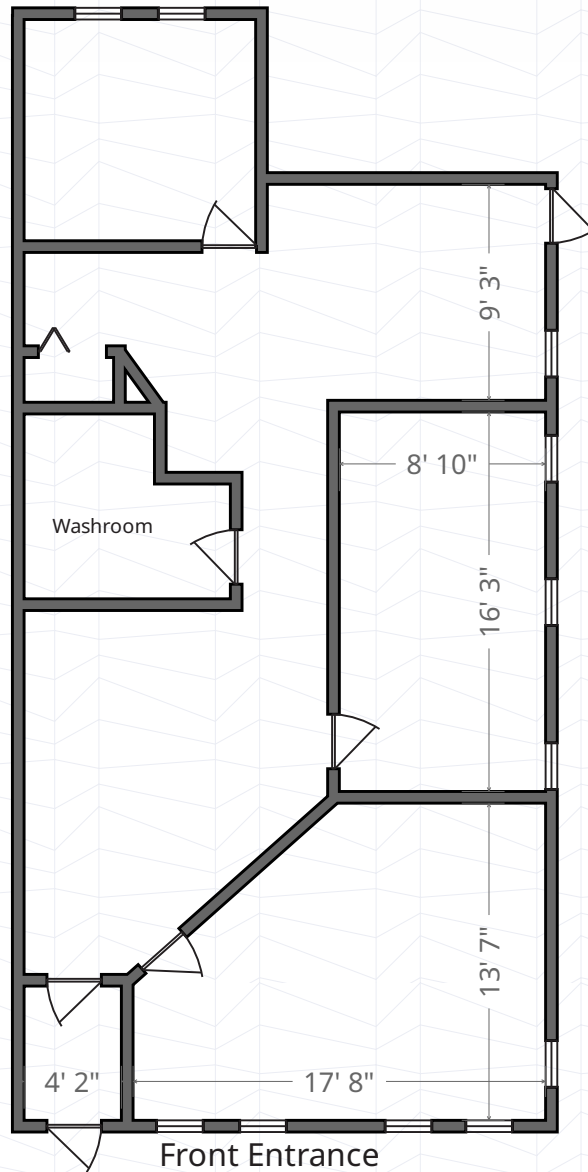


Diagram may not be accurate



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