

FOR SALE/LEASE

C107 & C108, 5212 48 STREET
RED DEER, AB



SALE PRICE REDUCED





About the Property

This corner unit in Heritage Village is offered for sale or lease, zoned DC(6), allowing for a range of commercial uses. Formerly occupied by Heritage Dental, the space features a functional layout with a well-designed reception area, dedicated waiting room, private offices, two washrooms, storage and versatile open work areas. Interior finishes include built-in workstations, commercial-grade flooring and modern lighting. The property is serviced with high power (600V) and a step-down transformer to 120V, with a well-organized electrical room.

Large front windows provide natural light and exterior visibility. The unit benefits from common surface parking and pedestrian exposure within a busy plaza.

Built in 2001, Heritage Village includes a diverse tenant mix such as McDonald's, Heritage Dental, Central Neurology Clinic, and Watson Construction Law, supporting consistent traffic and a strong community presence.

Condo fees are approx. \$5.01 PSF

LEGAL DESCRIPTION

Condominium Plan 0221935, Units 7 & 8

UNIT SIZE

2,375 SF

LOCATION

Heritage Village

ZONING

DC (6) - Direct Control District

LEASE RATE

\$25.00 PSF

ADDITIONAL RENT

Approx. \$10.99 PSF

SALE PRICE

~~\$550,000~~ **\$525,000**

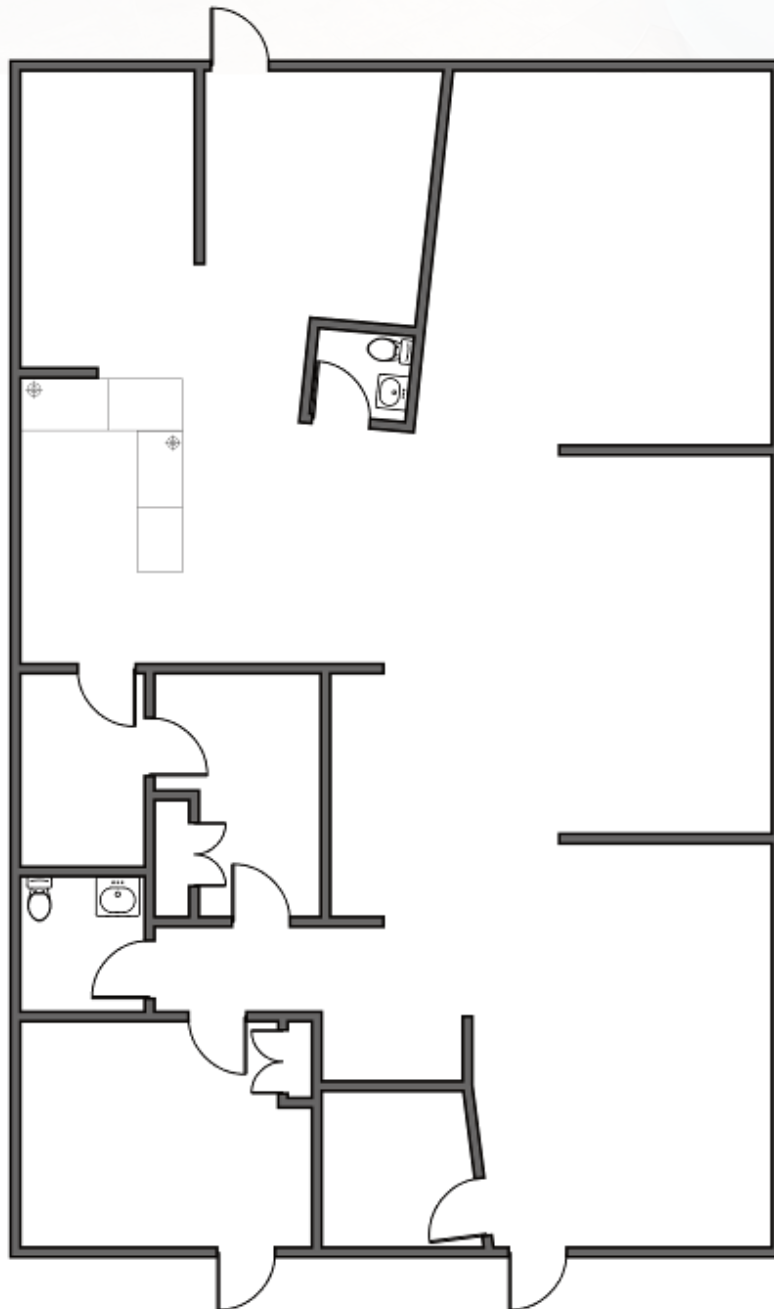
PROPERTY TAXES (2025)

\$14,198

POSSESSION

Immediate

Floor Plan







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