

FOR SALE/LEASE

1D, 6315 HORN STREET
RED DEER, AB





About the Property

This 2,690 SF condo unit is available for sale or lease in the Highland Green Professional & Medical Centre, a high-exposure location along Taylor Drive. Previously used as a doctor's office, the space features an x-ray room, ultrasound rooms, multiple patient rooms (which can be converted into offices), storage areas, and washrooms. A spacious reception area with a large waiting room provides a welcoming environment for clients or patients. The unit is fully wheelchair accessible with 4-foot-wide doors, ensuring ease of access.

The property benefits from shared common parking and is surrounded by well-established businesses, including Taylor Veterinary Clinic, Shoppers Drug Mart, and Highland Park Walk-In Medical Clinic. With quick access to 67th Street, one of Red Deer's major arterial roads, this location provides excellent visibility and convenience.

Ideal for medical or office use, this space offers flexibility for a variety of professional needs. Immediate possession is available.

**In the event of a sale, the unit will require subdivision.*

LEGAL DESCRIPTION

Condominium Plan 0021220, Portion of Unit 2

UNIT SIZE

2,690 SF

LOCATION

Highland Green

ZONING

DC (11) - Direct Control

LEASE RATE

\$16.00 PSF

ADDITIONAL RENT

\$9.80 PSF (includes utilities)

MONTHLY RENT

\$5,783.50 + GST

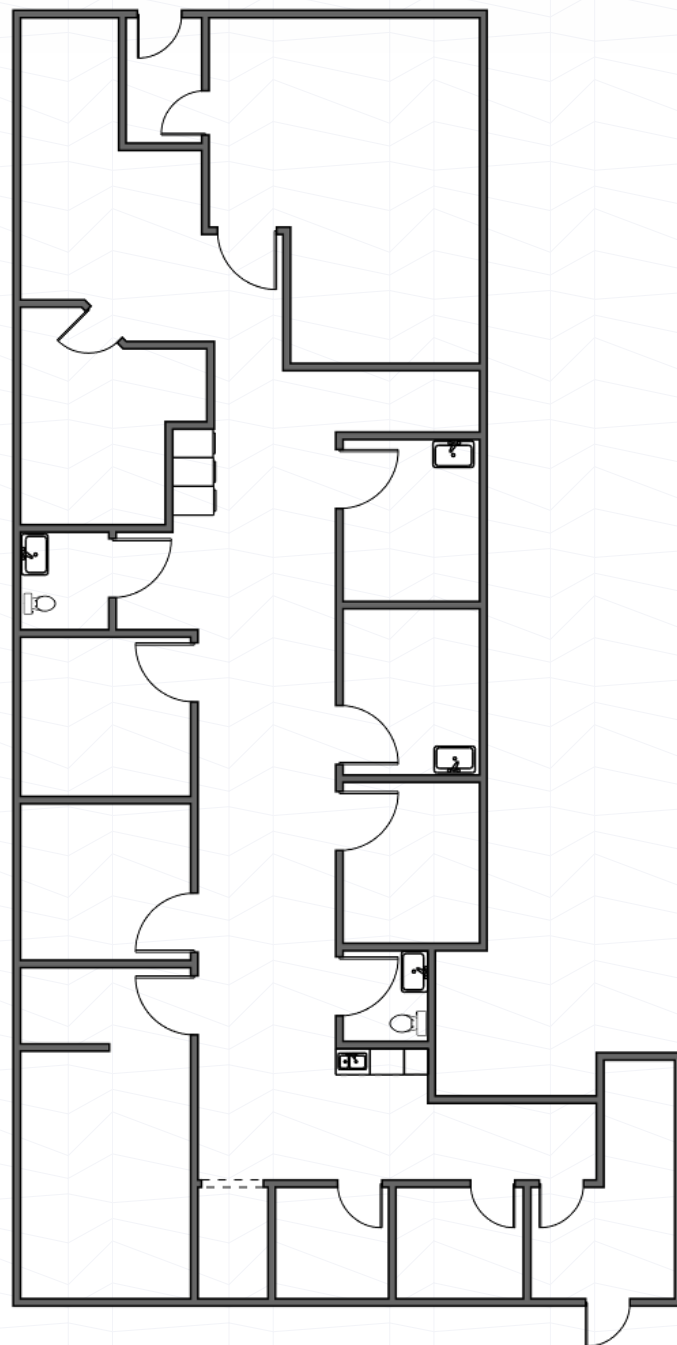
SALE PRICE

\$590,000

POSSESSION

Immediate

Floor Plan





6315 Horn Street



Dirty Sink



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