SALOMONS COMMERCIAL

FOR SALE

A108, 5212 48 STREET
RED DEER, AB

PRICE REDUCED

SALOMONS COMMERCIAL

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About the Property

This prime corner unit in Heritage Village offers excellent visibility along Taylor Drive, making it an ideal location for office or retail use. The unit features an open layout that can be configured to suit a variety of business needs, complemented by one private office, a kitchenette, and a washroom. Well-maintained with attractive finishes, the space provides a professional setting in a well-established commercial complex.

Heritage Village is home to a diverse mix of businesses, including Peony Nails, Central Neurology Clinic, Watson Construction Law, Red Deer Dental, Red Deer Goldsmith's, and McDonald's, ensuring a steady flow of local traffic. The unit benefits from a dedicated parking pad for staff, along with additional common parking for clients and visitors.

Zoned DC(6), the property allows for flexible commercial uses. Possession is available April 1, 2025. Don't miss this opportunity to secure a highly visible, adaptable space in a thriving business hub.

LEGAL DESCRIPTION

Condominium Plan 0221935, Unit 16

UNIT SIZE

1,196 SF

LOCATION

Heritage Village

ZONING

DC (6) - Direct Control District

SALE PRICE

~~$425,000~~ **$395,000**

PROPERTY TAXES

$6,286 (2024)

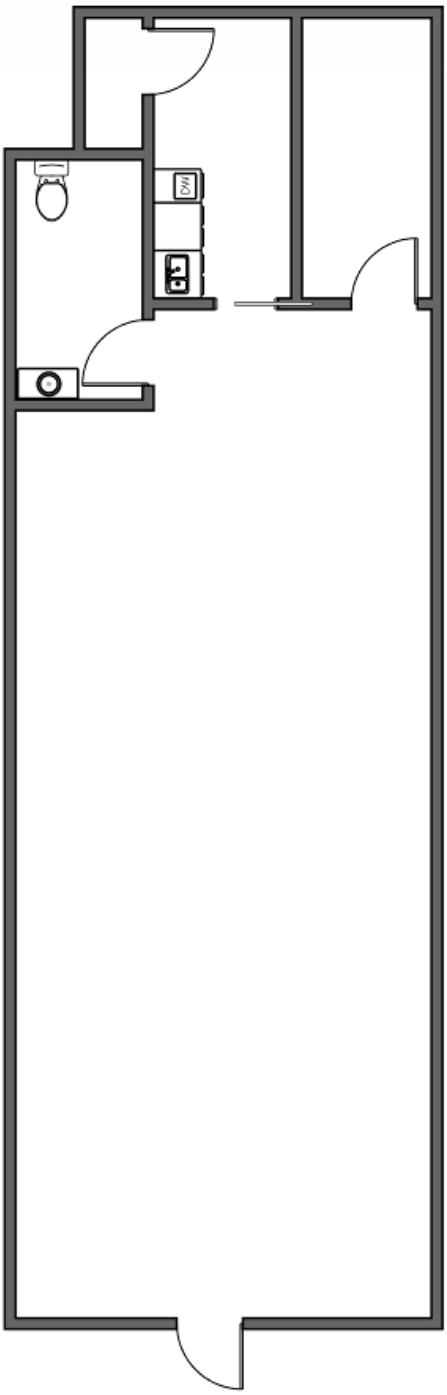
CONDO FEES

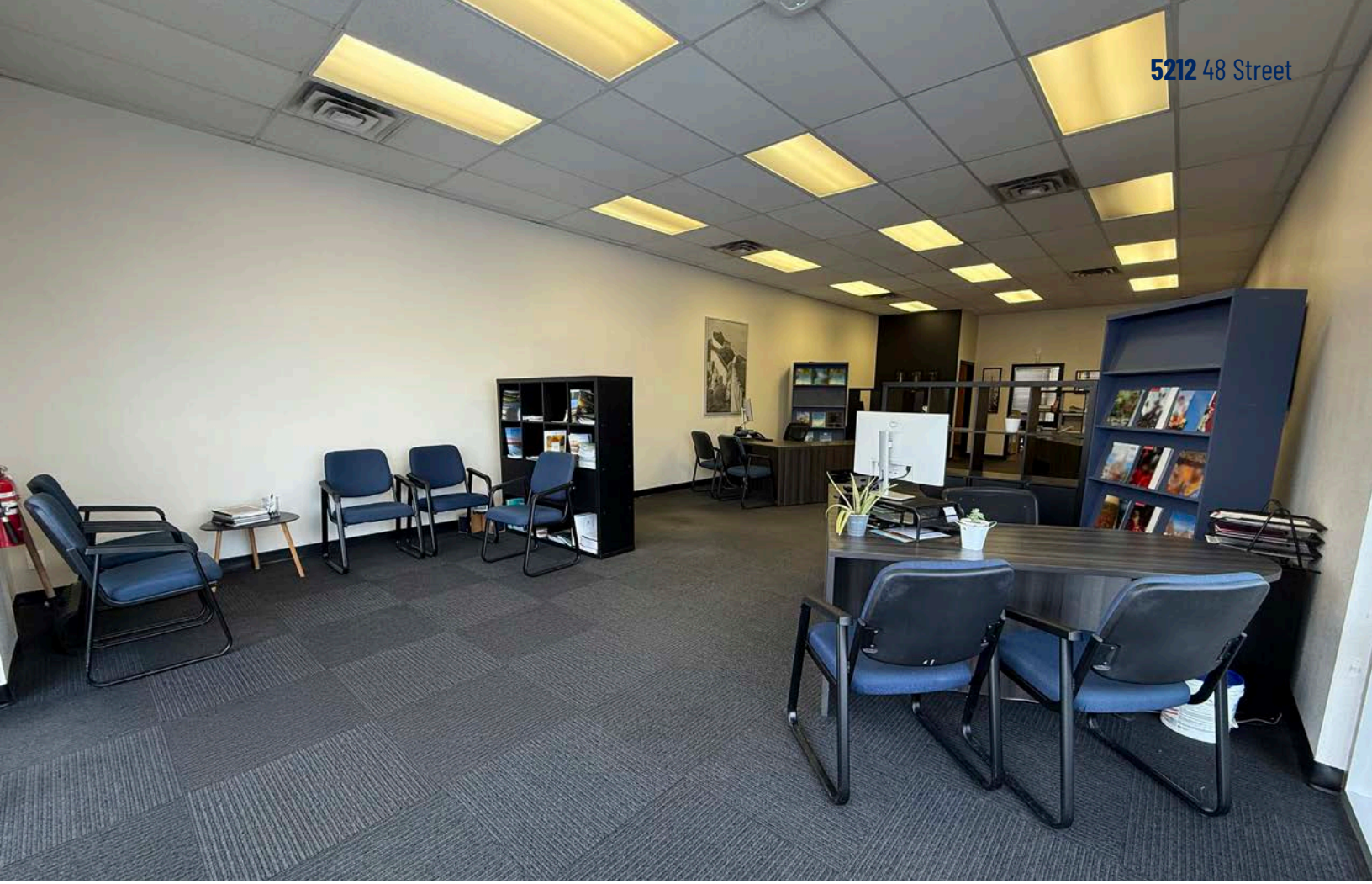
$454.48/month ($4.56 PSF)

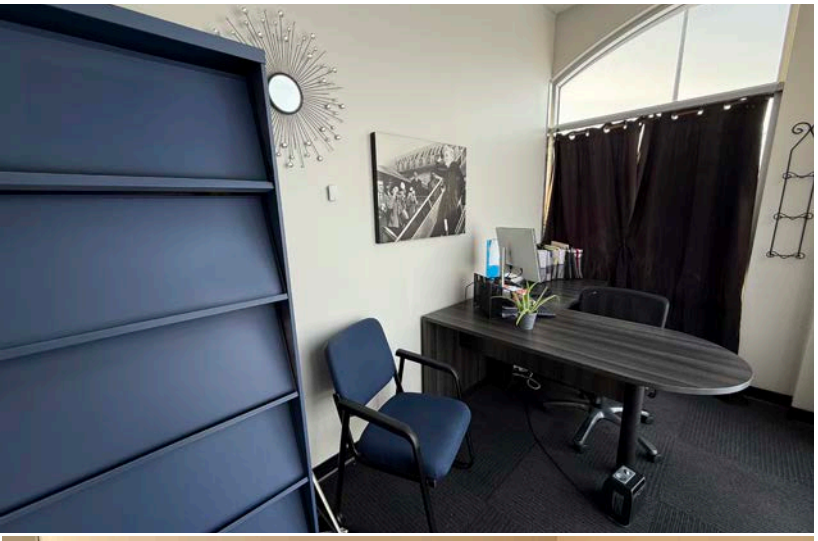
POSSESSION

April 1, 2025

Floor Plan







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