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4913 VICTORA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Coronation, Alberta



Listing ID:
28168


MLS ID:
A2138610

\$450,000



 **BASIL NICHOLS**
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 Sutton Landmark Realty
 403-323-0365

 4913 VICTORA Avenue , Coronation , Alberta T0C1C0

Transaction Type For Sale	Title Fee Simple	Days On Market 389
Zoning C2	Subdivision NONE	Building Type Free-Standing,Office Building
Year Built 2010	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 8149AH	Building Area (Sq. Ft.) 4800.00
Building Area (Sq. M.) 445.93	Construction Type Metal Siding	Roof Metal
Cooling Central Air	Heating High Efficiency,Forced Air,Natural Gas	Inclusions N/A
Restrictions None Known	Reports Contracts	

Newer commercial building in Coronation, 2700 sq ft on 5 lots, built in 2010, this building has metal roof and siding along the brick looking siding. It has 9 offices, 1 boardroom, file and copy room, 2 bathrooms, front office, large entry way and a lunch/staff area. It is heated by two HE furnaces with central AC. Presently has long time tenant and ongoing triple net lease. Great potential for those investors willing to have a great newer building and a long time lease tenant.

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