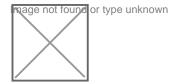


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4913 VICTORA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCoronation, Alberta

Listing ID: 28168

MLS ID: A2138610

\$450,000



A BASIL NICHOLS

(403) 323-0365

■ Sutton Landmark Realty

403-323-0365

rM:

4913 VICTORA Avenue, Coronation, Alberta T0C1C0

Transaction Type

For Sale

Title

Days On Market

389

Zoning

C2

Subdivision

Fee Simple

NONE

Building Type

Free-Standing,Office Building

Year Built

2010

Structure Type Mixed Use

Property Type Commercial

Property Sub Type

Legal Plan

Office

8149AH

Building Area (Sq. Ft.) 4800.00

Building Area (Sq. M.)

445.93

Construction Type Metal Siding

Roof Metal

Cooling

Heating

Inclusions

Central Air

High Efficiency, Forced Air, Natural Gas

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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