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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

\$425,000



A BASIL NICHOLS

**(403)** 323-0365

■ Sutton Landmark Realty

**403-323-0365** 

rM:

4913 VICTORA Avenue, Coronation, Alberta T0C1C0

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

533

Zoning

C2

Subdivision

Structure Type

NONE

**Building Type** 

Free-Standing,Office Building

Year Built 2010

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Legal Plan 8149AH

Building Area (Sq. Ft.)

Office

Building Area (Sq. M.)

445.93

**Construction Type** 

Metal Siding

Roof Metal

4800.00

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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