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**Regional Contact** 

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## **5019 52 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale

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Location

Viking, Alberta

Listing ID:

29837

MLS ID:

A2202882

\$149,900



- ANNELIE BREUGEM
- (780) 226-7653
- 780-226-7653
- 5019 52 Avenue, Viking, Alberta T0B 4N0

**Transaction Type** 

For Sale

**Days On Market** 

224

1939

**Zoning**Commercial

Subdivision

Viking

Year Built

Structure Type Industrial

Property Type

Commercial

**Property Sub Type** 

Industrial

Legal Plan

1174W

Building Area (Sq. Ft.)

5596.00

Building Area (Sq. M.)

519.88

Inclusions

N/A

**Restrictions**None Known

Reports

Aerial Photos, Title

Discover a fantastic opportunity at 5019 52 Street, Viking—a versatile commercial property with over 5,000 square feet of space on a 150' frontage lot. Whether you're looking for a shop, storage facility, or investment property, this space offers endless possibilities. The building features four overhead doors, a 3-piece bathroom, and front offices that, with a little sprucing up, could be the perfect workspace. There's also attic storage space and concrete flooring, making it ideal for industrial, automotive, or commercial use. A Bell Canada West lease on the property provides a yearly income that covers the property taxes and more, adding extra value to this investment. Located just 46 minutes from Wainwright and a little over an hour from Sherwood Park, this property offers excellent accessibility while being part of a thriving community.

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