

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.

5019 52 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Viking, Alberta



Listing ID:
29837

MLS ID:
A2202882

\$149,900



 **ANNELIE BREUGEM**
 (780) 226-7653

 The Realty Bureau
 780-226-7653

 5019 52 Avenue , Viking , Alberta T0B 4N0

Transaction Type

For Sale

Days On Market

167

Zoning

Commercial

Subdivision

Viking

Year Built

1939

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.