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5019 52 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Viking, Alberta



Listing ID:
29837


MLS ID:
A2202882

\$139,900



 **ANNELIE BREUGEM**
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 5019 52 Avenue , Viking , Alberta T0B 4N0

Transaction Type For Sale	Days On Market 396	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.

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