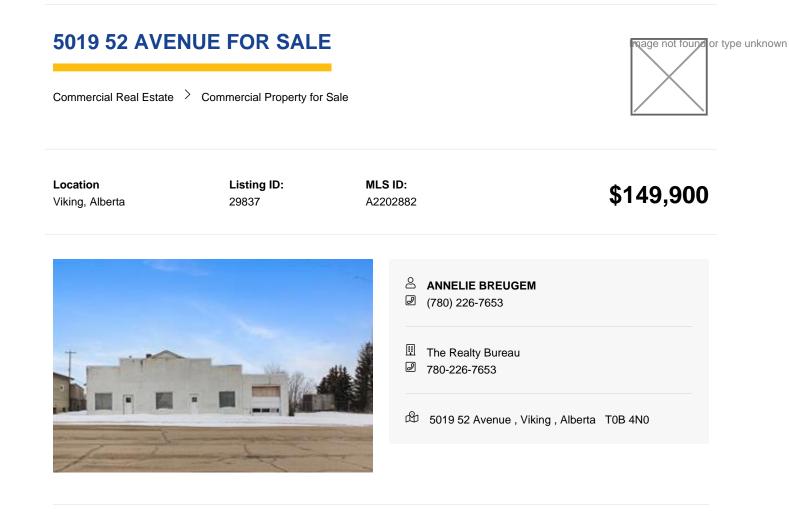


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Transaction Type For Sale

Subdivision Viking

Property Type Commercial

Building Area (Sq. Ft.) 5596.00

Restrictions None Known Days On Market 167

Year Built 1939

Property Sub Type Industrial

Building Area (Sq. M.) 519.88

Reports Aerial Photos,Title Zoning Commercial

Structure Type Industrial

Legal Plan 1174W

Inclusions N/A

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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