

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

**\$139,900**



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

 The Realty Bureau  
 780-226-7653

 5019 52 Avenue , Viking , Alberta T0B 4N0

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	332	Commercial
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Viking	1939	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	1174W
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
5596.00	519.88	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	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.