

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.

5213 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Viking, Alberta

Listing ID:
30352

MLS ID:
A2215423

\$54,900



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

 The Realty Bureau
 780-226-7653

 5213 50 Street , Viking , Alberta T0B 4N0

Transaction Type	Days On Market	Zoning
For Sale	289	C1
Subdivision	Year Built	Structure Type
Viking	1946	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	1174W
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
2271.00	210.98	N/A
Restrictions	Reports	
None Known	Title	

Situated on 50 Street in the bustling core of Viking, this commercial property presents just over 2,200 square feet of open, versatile space—ideal for a retail business, studio, or office. With a clean, blank slate interior and large storefront windows that flood the space with natural light, this property is ready to be tailored to your business needs. Inside, you'll find a unique construction feature with 2x4 cement block walls built within the original structure, adding durability and insulation. The building has been rewired and sheeted, and is powered by a 100-amp electrical service. A gas furnace provides reliable heating, and the plumbing has been upgraded with PEX throughout. The building is insulated, helping maintain comfortable interior conditions year-round. At the rear of the property, a solid storage shed adds functionality, and a dedicated parking spot provides added convenience. The partial basement includes a combination of cement and dirt flooring, offering additional space for storage or utilities. The building is topped with a metal roof, and recent updates include new 5-inch east-side eavestroughs for improved drainage. Whether you're starting a new venture or expanding an existing one, this well-located, well-maintained commercial space is full of potential and ready for immediate use.

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.