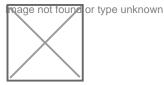


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** (780) 226-7653
- **2** 780-226-7653
- 5213 50 Street , Viking , Alberta T0B 4N0

**Transaction Type** 

For Sale

**Days On Market** 

227

Zoning

C1

Subdivision

Viking

Year Built

1946

Structure Type

Retail

**Property Type** 

Commercial

Retail

Legal Plan

1174W

Building Area (Sq. Ft.)

2271.00

Building Area (Sq. M.)

**Property Sub Type** 

210.98

**Inclusions** 

N/A

Restrictions None Known Reports 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.

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