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## 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**  
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 The Realty Bureau  
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 5213 50 Street , Viking , Alberta T0B 4N0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 350	<b>Zoning</b> C1
<b>Subdivision</b> Viking	<b>Year Built</b> 1946	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1174W
<b>Building Area (Sq. Ft.)</b> 2271.00	<b>Building Area (Sq. M.)</b> 210.98	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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