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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

\$74,900



 **ANNELIE BREUGEM**
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 5213 50 Street , Viking , Alberta T0B 4N0

Transaction Type For Sale	Days On Market 411	Zoning C1
Subdivision Viking	Year Built 1946	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 1174W
Building Area (Sq. Ft.) 2271.00	Building Area (Sq. M.) 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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