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5016 VICTORIA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Coronation, Alberta

Listing ID:
32499

MLS ID:
A2232461

\$190,000



 **BOB SHEDDY**
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 Century 21 Masters
 403-823-2121

 5016 Victoria Avenue , Coronation , Alberta T0C 1C0

Transaction Type	Days On Market	Zoning
For Sale	124	C1
Subdivision	Building Type	Year Built
NONE	Mixed Use,Street Level Storefront	1000
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Office
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
8149AH	1750.00	162.58
Inclusions	Restrictions	Reports
None	None Known	Other Documents

Excellent Investment Opportunity in Coronation! Versatile commercial office/retail building offers high visibility with a prominent storefront and convenient front parking. Constructed with durable cement block, the property measures 25' x 70' for a total of 1,750 sq ft. Currently tenanted under a Triple Net Lease until 2028, this space has provided consistent rental income over the years. The interior has been updated and includes professional office spaces, a staff room, washroom, and a welcoming front entry. The building is heated with a boiler and radiant heat system. New asphalt shingles installed in June 2024. A solid addition to any commercial portfolio or a smart owner-user opportunity in the future. \$17388 in annual net income creates a beautiful 9.15% return.

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