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5016 VICTORIA AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCoronation, Alberta

Listing ID: 32499

MLS ID: A2232461

\$190,000



△ BOB SHEDDY

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□ Century 21 Masters

403-823-2121

r<u>M</u>1

5016 Victoria Avenue , Coronation , Alberta T0C 1C0

Transaction TypeDays On MarketZoningFor Sale2C1

SubdivisionBuilding TypeYear BuiltNONEMixed Use, Street Level Storefront1000

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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