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5016 VICTORIA AVENUE FOR SALE



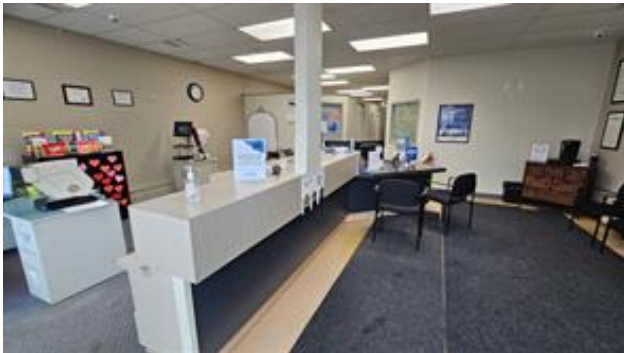
Commercial Real Estate > Commercial Property for Sale



Location
Coronation, Alberta



Listing ID:
32499


MLS ID:
A2232461

\$190,000



 **BOB SHEDDY**
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 Century 21 Masters
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 5016 Victoria Avenue , Coronation , Alberta T0C 1C0

Transaction Type For Sale	Days On Market 232	Zoning C1
Subdivision NONE	Building Type Mixed Use,Street Level Storefront	Year Built 1000
Structure Type Retail	Property Type Commercial	Property Sub Type Office
Legal Plan 8149AH	Building Area (Sq. Ft.) 1750.00	Building Area (Sq. M.) 162.58
Inclusions None	Restrictions None Known	Reports 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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