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5116 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Viking, Alberta



Listing ID:
33749

MLS ID:
A2279685

\$134,000



 **AUSTIN COWLEY**
 (403) 889-7314

 Town Residential
 403-270-2440

 5116 54 Avenue , Viking , Alberta T0B 4N0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning Commercial - T1	Subdivision NONE	Building Type Mixed Use
Year Built 1984	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1174W	Building Area (Sq. Ft.) 5226.00
Building Area (Sq. M.) 485.51	Lot Size (Sq. Ft.) 21000	Lot Size (Acres) 0.48
Footprint (Sq. Ft.) 5058	Heating Forced Air,Natural Gas	Lot Features Back Lane,Other,See Remarks
Inclusions Negotiable	Restrictions None Known	Reports None

Prime commercial opportunity in the Town of Viking, Alberta: three contiguous lots totalling approximately 150 ft x 140 ft with a shop and large quonset. The shop includes office areas suitable for administration or reception, a washroom with shower and kitchen area. The quonset features a bay door with a main shop area of about 68 ft x 32 ft, offering space for storage, light industrial work, or vehicle maintenance. There are additional useful work spaces attached to the quonset. The 150 ft frontage provides room for access, on-site parking, and signage. Zoned Commercial, the property offers flexibility for service businesses, trades, logistics, retail, or mixed shop/office uses; buyers should verify permitted and discretionary uses with the Town of Viking. Viking has a population of roughly 1,000 and is located about 80 km (approximately 55 minutes) to Camrose and 135 km (about 1.5 hours) to Edmonton, providing regional connectivity. Nearby amenities include the Viking Carena Complex (ice arena, fitness centre, library, walking track), the Viking Museum with restored historical buildings from 1905–1938 (including a school, church, and hospital), and the Viking Inn hotel, along with local services that support residents and businesses. All details in regards to your particular use case should be verified by the buyer; zoning and permitted uses to be confirmed with the Town of Viking.

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