

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.