

\$174,900 - 5019 52 Avenue, Viking

MLS® #A2202882

\$174,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Viking, Viking, Alberta

Discover a fantastic opportunity at 5019 52 Street, Viking—a versatile commercial property with over 5,000 square feet of space on a 150â€™ frontage lot. Whether you’re looking for a shop, storage facility, or investment property, this space offers endless possibilities. The building features four overhead doors, a 3-piece bathroom, and front offices that, with a little sprucing up, could be the perfect workspace. There’s also attic storage space and concrete flooring, making it ideal for industrial, automotive, or commercial use. A Bell Canada West lease on the property provides a yearly income that covers the property taxes and more, adding extra value to this investment. Located just 46 minutes from Wainwright and a little over an hour from Sherwood Park, this property offers excellent accessibility while being part of a thriving community.

Built in 1939

Essential Information

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|------------|------------|
| MLS® # | A2202882 |
| Price | \$174,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1939 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |



Community Information

| | |
|-------------|----------------|
| Address | 5019 52 Avenue |
| Subdivision | Viking |
| City | Viking |
| County | Beaver County |
| Province | Alberta |
| Postal Code | T0B 4N0 |

Additional Information

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|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 96 |
| Zoning | Commercial |

Listing Details

| | |
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| Listing Office | The Realty Bureau |
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