

# \$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

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

Date Listed	March 18th, 2025
Days on Market	38
Zoning	Commercial

## Listing Details

Listing Office	The Realty Bureau
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