# \$54,900 - 5213 50 Street, Viking

MLS® #A2215423

## \$54,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Viking, Viking, Alberta

Situated on 50 Street in the bustling core of Viking, this commercial property presents just over 2,200 square feet of open, versatile spaceâ€"ideal for a retail business, studio, or office. With a clean, blank slate interior and large storefront windows that flood the space with natural light, this property is ready to be tailored to your business needs. Inside, you'II find a unique construction feature with 2x4 cement block walls built within the original structure, adding durability and insulation. The building has been rewired and sheeted, and is powered by a 100-amp electrical service. A gas furnace provides reliable heating, and the plumbing has been upgraded with PEX throughout. The building is insulated, helping maintain comfortable interior conditions year-round. At the rear of the property, a solid storage shed adds functionality, and a dedicated parking spot provides added convenience. The partial basement includes a combination of cement and dirt flooring, offering additional space for storage or utilities. The building is topped with a metal roof, and recent updates include new 5-inch east-side eavestroughs for improved drainage. Whether you're starting a new venture or expanding an existing one, this well-located, well-maintained commercial space is full of potential and ready for immediate use.







Built in 1946

### **Essential Information**

MLS® # A2215423

Price \$54,900

Bathrooms 0.00 Acres 0.00

Year Built 1946

Type Commercial

Sub-Type Retail
Status Active

# **Community Information**

Address 5213 50 Street

Subdivision Viking City Viking

County Beaver County

Province Alberta
Postal Code T0B 4N0

### **Additional Information**

Date Listed April 30th, 2025

Days on Market 179
Zoning C1

## **Listing Details**

Listing Office The Realty Bureau

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