# \$59,900 - 5213 50 Street, Viking

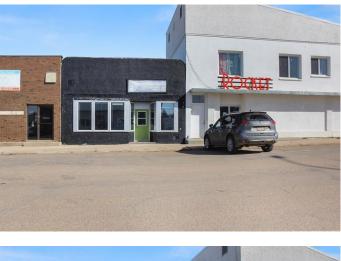
MLS® #A2215423

#### \$59,900

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.







## **Essential Information**

MLS® #	A2215423
Price	\$59,900
Bathrooms	0.00
Acres	0.00
Year Built	1946
Туре	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	121
Zoning	C1

#### **Listing Details**

Listing Office The Realty Bureau

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