

**5213 50 Street
Viking, Alberta**

MLS # A2215423

\$54,900



Division: Viking

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,271 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Situated on 50 Street in the bustling core of Viking, this commercial property presents just over 2,200 square feet of open, versatile space—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'll 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.