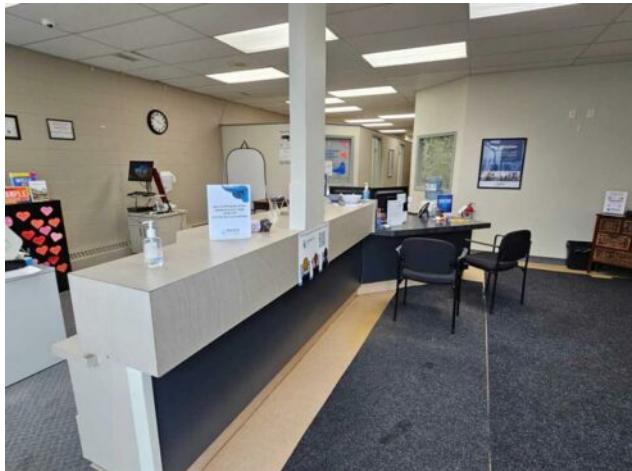


**5016 Victoria Avenue  
Coronation, Alberta**

**MLS # A2232461**

**\$190,000**



**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,750 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Excellent Investment Opportunity in Coronation! Versatile commercial office/retail building offers high visibility with a prominent storefront and convenient front parking. Constructed with durable cement block, the property measures 25' x 70' for a total of 1,750 sq ft. Currently tenanted under a Triple Net Lease until 2028, this space has provided consistent rental income over the years. The interior has been updated and includes professional office spaces, a staff room, washroom, and a welcoming front entry. The building is heated with a boiler and radiant heat system. New asphalt shingles installed in June 2024. A solid addition to any commercial portfolio or a smart owner-user opportunity in the future. \$17388 in annual net income creates a beautiful 9.15% return.