

**5205 50 Street  
Viking, Alberta**

**MLS # A2273247**

**\$79,000**



**Division:** Viking

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 390 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Looking for a commercial space that's already set up and ready to go? This storefront property in the heart of Viking offers a two-piece bathroom, laundry hookup, and kitchenette already in place. The building features a durable metal roof, concrete footing, updated tile flooring throughout, and a wall-mounted AC and heating mini split unit to keep the space comfortable year-round. With excellent Main Street exposure, front customer parking, and plenty of rear parking for owners and staff, this location is ideal for a restaurant, nail salon, hair salon, office, retail, or a variety of other business ventures. Ready for immediate possession and your vision.