

**5116 54 Avenue
Viking, Alberta**

MLS # A2279685

\$134,000



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,226 sq.ft.

Zoning: Commercial - T1

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.48 Acre
Sewer:	-	Lot Feat:	Back Lane, Other, See Remarks
Inclusions:	Negotiable		

Prime commercial opportunity in the Town of Viking, Alberta: three contiguous lots totalling approximately 150 ft x 140 ft with a shop and large quonset. The shop includes office areas suitable for administration or reception, a washroom with shower and kitchen area. The quonset features a bay door with a main shop area of about 68 ft x 32 ft, offering space for storage, light industrial work, or vehicle maintenance. There are additional useful work spaces attached to the quonset. The 150 ft frontage provides room for access, on-site parking, and signage. Zoned Commercial, the property offers flexibility for service businesses, trades, logistics, retail, or mixed shop/office uses; buyers should verify permitted and discretionary uses with the Town of Viking. Viking has a population of roughly 1,000 and is located about 80 km (approximately 55 minutes) to Camrose and 135 km (about 1.5 hours) to Edmonton, providing regional connectivity. Nearby amenities include the Viking Carena Complex (ice arena, fitness centre, library, walking track), the Viking Museum with restored historical buildings from 1905–1938 (including a school, church, and hospital), and the Viking Inn hotel, along with local services that support residents and businesses. All details in regards to your particular use case should be verified by the buyer; zoning and permitted uses to be confirmed with the Town of Viking.