

# \$149,900 - 5019 52 Avenue, Viking

MLS® #A2202882

**\$149,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Viking, Viking, Alberta

Discover a fantastic opportunity at 5019 52 Street, Viking—a versatile commercial property with over 5,000 square feet of space on a 150â€™ frontage lot. Whether you’re looking for a shop, storage facility, or investment property, this space offers endless possibilities. The building features four overhead doors, a 3-piece bathroom, and front offices that, with a little sprucing up, could be the perfect workspace. There’s also attic storage space and concrete flooring, making it ideal for industrial, automotive, or commercial use. A Bell Canada West lease on the property provides a yearly income that covers the property taxes and more, adding extra value to this investment. Located just 46 minutes from Wainwright and a little over an hour from Sherwood Park, this property offers excellent accessibility while being part of a thriving community.

Built in 1939

## Essential Information

MLS® #	A2202882
Price	\$149,900
Bathrooms	0.00
Acres	0.00
Year Built	1939
Type	Commercial
Sub-Type	Industrial
Status	Active



## Community Information

Address	5019 52 Avenue
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

## Additional Information

Date Listed	March 18th, 2025
Days on Market	124
Zoning	Commercial

## Listing Details

Listing Office	The Realty Bureau
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.