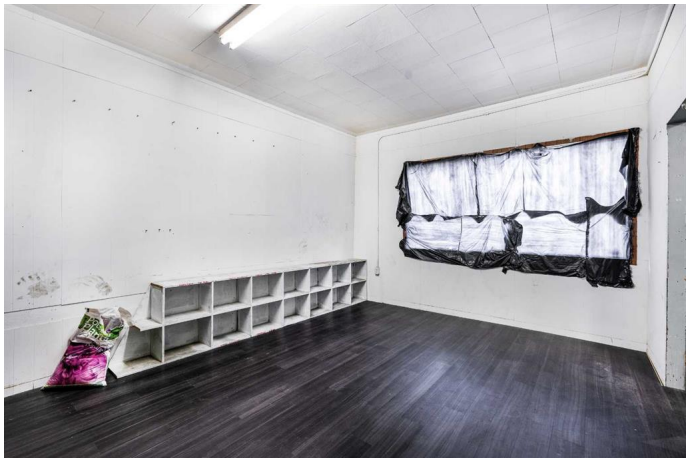
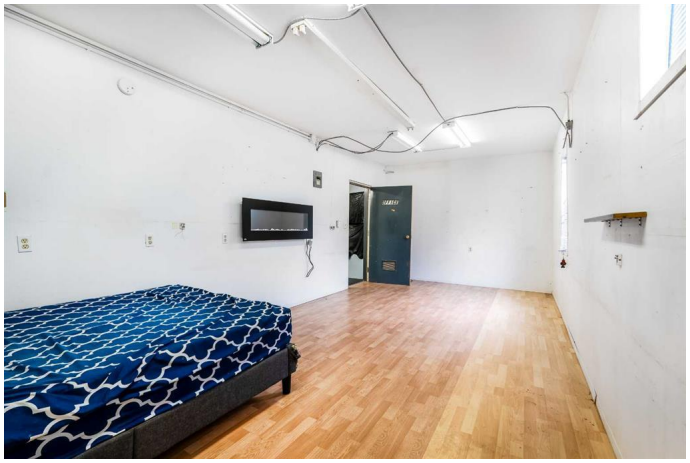
$135,000 - 5116 53 Avenue, Viking

MLS® #A2237989

$135,000
0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Viking, Alberta





Are you a Person Passionate about restoration and mechanical work? Maybe you have a dream to start a small business in such a field or already own one and are looking to expand. Well this is a space with everything you'll need to the smallest detail. Upon entrance of this property there are two rooms located on either side that can be used as office's or potentially overflow storage. As you find your way down the hall there is a kitchen space/break room area. Next door down is a full bathroom including a washer and dryer for those essential coverall cleanups. Immediately to the left of those rooms is a large space that can be used as a room to relax or hold meetings. The office building is attached to a large Garage and Quonset. There is a large air intake and bay door set up for a paint booth with more storage inside it. The main area has a large bay door and more than enough room to move in multiple vehicles that may need repair or to be prepped for paint. This large space has enough room to even under take a wash bay and has the drainage system below to handle the task as well. New Upgrades on Flooring. The adjoining residential (to build your dream home and commercial lot is for sale. In the quant town of Viking Alberta it is right around the corner from the mail street hub where you have all essentials your day to day has a need for and there are community oriented and delicious cafes to sit down and eat and share a story with other locals or perhaps just read

the Viking paper for some quiet time with a coffee and fresh baked pastry! For more big shopping trips you may find yourself needing a trip, Camrose Alberta is only an hour away. So why wait? Make Viking Alberta your next Adventure

Built in 1984

Essential Information

MLS® #	A2237989
Price	$135,000
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5116 53 Avenue
Subdivision	NONE
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

Amenities

Utilities	Electricity Connected
Parking Spaces	10

Interior

Heating	Forced Air, Overhead Heater(s)

Additional Information

Date Listed	July 8th, 2025
Days on Market	46
Zoning	C

Listing Details

Listing Office Maxwell Devonshire Realty

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