

# \$450,000 - 4913 Victora Avenue, Coronation

MLS® #A2138610

**\$450,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Coronation, Alberta

Newer commercial building in Coronation, 2700 sq ft on 5 lots, built in 2010, this building has metal roof and siding along the brick looking siding. It has 9 offices, 1 boardroom, file and copy room, 2 bathrooms, front office, large entry way and a lunch/staff area. It is heated by two HE furnaces with central AC. Presently has long time tenant and ongoing triple net lease. Great potential for those investors willing to have a great newer building and a long time lease tenant.

Built in 2010

## Essential Information

MLS® #	A2138610
Price	\$450,000
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Commercial
Sub-Type	Office
Status	Active

## Community Information

Address	4913 Victora Avenue
Subdivision	NONE
City	Coronation
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C1C0



**Interior**

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air

**Exterior**

Roof	Metal
Construction	Metal Siding

**Additional Information**

Date Listed	June 5th, 2024
Days on Market	408
Zoning	C2

**Listing Details**

Listing Office	Sutton Landmark Realty
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