

# \$59,900 - 5213 50 Street, Viking

MLS® #A2215423

**\$59,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Viking, Viking, Alberta

Situated on 50 Street in the bustling core of Viking, this commercial property presents just over 2,200 square feet of open, versatile space—ideal for a retail business, studio, or office. With a clean, blank slate interior and large storefront windows that flood the space with natural light, this property is ready to be tailored to your business needs. Inside, you’ll find a unique construction feature with 2x4 cement block walls built within the original structure, adding durability and insulation. The building has been rewired and sheeted, and is powered by a 100-amp electrical service. A gas furnace provides reliable heating, and the plumbing has been upgraded with PEX throughout. The building is insulated, helping maintain comfortable interior conditions year-round. At the rear of the property, a solid storage shed adds functionality, and a dedicated parking spot provides added convenience. The partial basement includes a combination of cement and dirt flooring, offering additional space for storage or utilities. The building is topped with a metal roof, and recent updates include new 5-inch east-side eavestroughs for improved drainage. Whether you’re starting a new venture or expanding an existing one, this well-located, well-maintained commercial space is full of potential and ready for immediate use.

Built in 1946



## Essential Information

MLS® #	A2215423
Price	\$59,900
Bathrooms	0.00
Acres	0.00
Year Built	1946
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	5213 50 Street
Subdivision	Viking
City	Viking
County	Beaver County
Province	Alberta
Postal Code	T0B 4N0

## Additional Information

Date Listed	April 30th, 2025
Days on Market	135
Zoning	C1

## Listing Details

Listing Office	The Realty Bureau
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