

\$190,000 - 5016 Victoria Avenue, Coronation

MLS® #A2232461

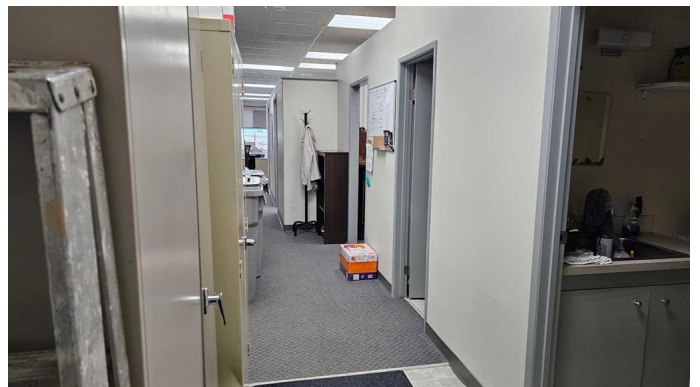
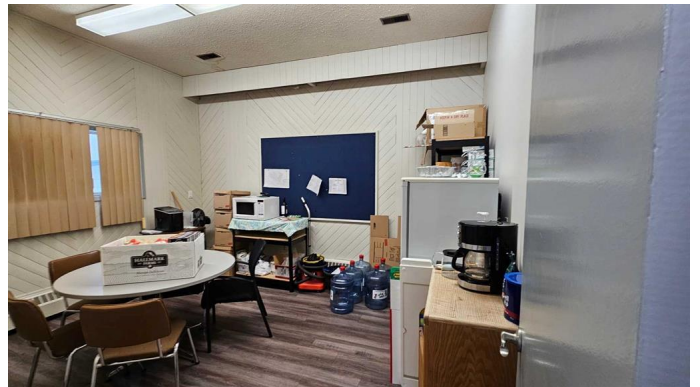
\$190,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Coronation, Alberta

Excellent Investment Opportunity in Coronation! Versatile commercial office/retail building offers high visibility with a prominent storefront and convenient front parking. Constructed with durable cement block, the property measures 25' x 70' for a total of 1,750 sq ft. Currently tenanted under a Triple Net Lease until 2028, this space has provided consistent rental income over the years. The interior has been updated and includes professional office spaces, a staff room, washroom, and a welcoming front entry. The building is heated with a boiler and radiant heat system. New asphalt shingles installed in June 2024. A solid addition to any commercial portfolio or a smart owner-user opportunity in the future. \$17388 in annual net income creates a beautiful 9.15% return.

Built in 1000



Essential Information

MLS® #	A2232461
Price	\$190,000
Bathrooms	0.00
Acres	0.00
Year Built	1000
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	5016 Victoria Avenue
Subdivision	NONE
City	Coronation
County	Paintearth No. 18, County of
Province	Alberta
Postal Code	T0C 1C0

Additional Information

Date Listed	October 14th, 2025
Days on Market	22
Zoning	C1

Listing Details

Listing Office	Century 21 Masters
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