

# \$24,800 - 5116 53 Avenue, Viking

MLS® #A2238104

**\$24,800**

0 Bedroom, 0.00 Bathroom,  
Land 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!

The Shop Next Door is for sale. In the quaint town of Viking Alberta it is right around the corner from the main 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 into Camrose Alberta which is only 1 hours away. So why wait? Make Viking Alberta your next adventure!

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2238104        |
| Price     | \$24,800        |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5116 53 Avenue |
| Subdivision | NONE           |



|             |               |
|-------------|---------------|
| City        | Viking        |
| County      | Beaver County |
| Province    | Alberta       |
| Postal Code | T0B 1N0       |

### **Amenities**

|           |                                          |
|-----------|------------------------------------------|
| Utilities | Cable Available, Electricity at Lot Line |
|-----------|------------------------------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 135            |
| Zoning         | C              |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Maxwell Devonshire Realty |
|----------------|---------------------------|

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