

# \$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	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air

**Exterior**

Roof	Metal
Construction	Metal Siding

**Additional Information**

Date Listed	June 5th, 2024
Days on Market	316
Zoning	C2

**Listing Details**

Listing Office	Sutton Landmark Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.