

4913 VICTORA Avenue  
Coronation, Alberta

MLS # A2138610



## \$450,000

Division: NONE

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,800 sq.ft.

Zoning: C2

Heating: High Efficiency, Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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.