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## **4913 VICTORA Avenue** Coronation, Alberta

MLS # A2138610



\$425,000

Division: NONE Type: Office **Bus. Type:** Sale/Lease: For Sale Bldg. Name: -Bus. Name: Size: 4,800 sq.ft. Zoning: C2 Addl. Cost: **Based on Year:** 

**Heating:** High Efficiency, Forced Air, Natural Gas Floors: **Utilities:** Roof: Metal **Exterior:** Parking: Metal Siding Water: Lot Size: Sewer: Lot Feat:

Inclusions:

N/A

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.