



## 4915 57 Avenue Viking AB

\$499,900

Industrial property for sale located in Viking, Alberta. Great location, close to Hwy 14 and Hwy 36. 90x60 Commercial shop built in 2014 to commercial specs with an efficient design. Custom work benches, 2 full size 20ft extra large garage bay doors, in floor heating, welding bench, kitchen and bathroom with washer/dryer and more! This building is fully insulated and has the most dense roof insulation available, keeping it warm in the winter and cool in the summer. Full sump and drain system throughout. Equipped with a Weil-McLain Boiler floor heating system that heats the shop, offices and kitchen upstairs. This shop also comes equipped with a overhead natural gas recover heater. With a built in natural gas fired Hosty pressure washer system, keeping things clean is made easy. Building comes with a fully fenced yard with barbwire top, 2 big gate entrances on each end of the property. Yard is graveled and well packed to provide a solid base for the main purpose of with standing heavy duty equipment.

Listing Presented By:



Originally Listed by:  
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