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## 5033 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta



**Listing ID:**  
28287

**MLS ID:**  
A2147684

**\$394,900**



 **KELLY JONES**  
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 403-343-3344

 5033 50 Avenue , Ponoka , Alberta T4J 1C5

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

296

**Zoning**

C1

**Subdivision**

Central Ponoka

**Building Type**

Mixed Use

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

9720228

**Building Area (Sq. Ft.)**

3888.00

**Building Area (Sq. M.)**

361.20

**Roof**

Tar/Gravel

**Foundation**

Slab

**Cooling**

Central Air

**Heating**

Forced Air,Natural Gas

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Floor Plans

WELCOME TO CHIPMAN AVENUE! Check out this mixed use Commercial building in Ponoka's downtown core! This is an excellent location in a high traffic area! Currently, this property features close to 3,900 s.f. of retail floor area & office space. The property comes with Air Conditioning, and there is also a full sized fully functioning safe/vault, and given this is an end unit, it would be hard to find a similar Commercial space with as many street facing windows! Also, this building could easily be demised into two separate locations, as there are two street facing entrances! While some of the interior items belong to other retail businesses, many items in the property are negotiable!

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