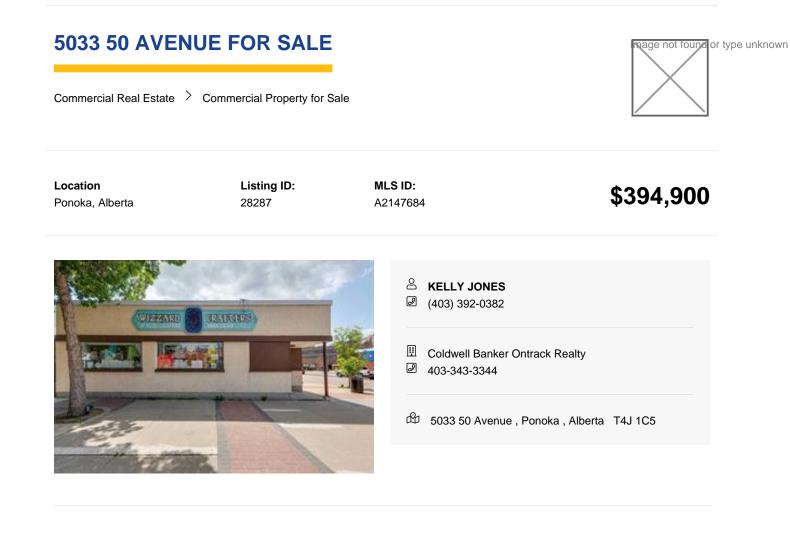


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Transaction Type For Sale

Zoning C1

Structure Type Mixed Use

Legal Plan 9720228

Roof Tar/Gravel

Heating Forced Air,Natural Gas **Title** Fee Simple

> Subdivision Central Ponoka

Property Type Commercial

Building Area (Sq. Ft.) 3888.00

Foundation Slab

Inclusions N/A Days On Market 296

Building Type Mixed Use

Property Sub Type Retail

Building Area (Sq. M.) 361.20

Cooling Central Air

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 Condtioning, 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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