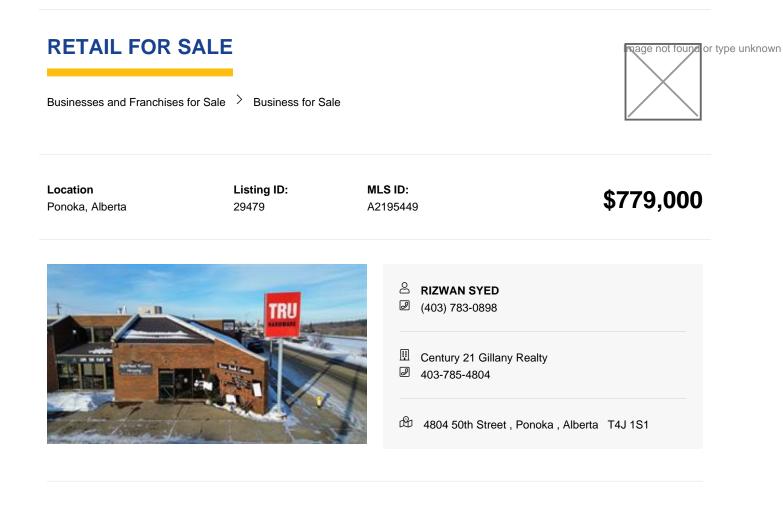


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Transaction Type For Sale

Business Type Retail

Building Type Commercial Mix,Shopping Centre

Property Type Commercial

Building Area (Sq. Ft.) 9924.00

Lot Size (Acres) 0.31

Access to Property

Accessible to Major Traffic Route,Direct Access,Paved Road,Two-Way Access

Reports

Aerial Photos, Building Plans, Title

Title Fee Simple

Zoning C1

Year Built 1980

Property Sub Type Retail

Building Area (Sq. M.) 921.96

Roof Tar/Gravel

Inclusions Bottled water filling system, Key cutting machine & Rack Days On Market 129

Subdivision Central Ponoka

Structure Type Mixed Use

Legal Plan RN7A

Lot Size (Sq. Ft.) 13520

Heating Forced Air,Natural Gas

Restrictions None Known

Former Bank Location Built to Last !!! HIGH REVENUE YIELD MULTI TENANT. River Bank Common !!!! Ideally Located on a corner lot at the intersection of 48 Ave. & 50 Street in Ponoka. Be a Landlord of Multiple Businesses, Golden Business Opportunity to own Land, Building & Business already included in List price! This centralized commercial retail property has the space and accommodations to house one, or a multitude of store fronts or retailers like its currently hosting. With the expansive open floor plan on the main floor, or the individual retail spaces on the second floor with a suite. The Building is already home to many businesses Like Bruces hardware, a Ukrainian themed Bistro , Boutique & much more. The building includes in the purchase price a bottled water business & equipment currently in operation & ILCO key cutting machine. The Building has 2 separate wash rooms & 1 full bathroom with the suite. The suite has a huge potential for renting for even more rental yield. The brick exterior adds a rustic feel, along with the vast expanse of store front windows. Many different venues have utilized this expansive space for a multitude of purposes, from local markets, cafe's, aesthetic store fronts, retail, as well as a hardware and a general store. There is a green house attached towards the west of the building. Ideal for a nursery or vegetable growing & retail business. The area for the green house is over 1,300 Square feet (22' 7" x 64' 10") The fully fenced back yard is 1378 sq Ft (53'x26').

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