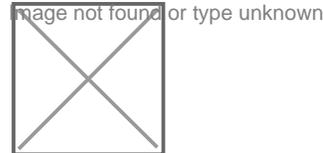


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Ponoka, Alberta

Listing ID:
29479

MLS ID:
A2195449

\$624,000



 **RIZWAN SYED**
 (403) 783-0898

 Century 21 Gillany Realty
 403-785-4804

 4804 50th Street , Ponoka , Alberta T4J 1S1

| | | |
|--|---|--|
| Transaction Type For Sale | Title Fee Simple | Days On Market 383 |
| Business Type Retail | Zoning C1 | Subdivision Central Ponoka |
| Building Type Commercial Mix,Shopping Centre | Year Built 1980 | Structure Type Mixed Use |
| Property Type Commercial | Property Sub Type Retail | Legal Plan RN7A |
| Building Area (Sq. Ft.) 9924.00 | Building Area (Sq. M.) 921.96 | Lot Size (Sq. Ft.) 13520 |
| Lot Size (Acres) 0.31 | Roof Tar/Gravel | Heating Forced Air,Natural Gas |
| Access to Property Accessible to Major Traffic Route,Direct Access,Paved Road,Two-Way Access | Inclusions Bottled water filling system, Key cutting machine & Rack | Restrictions None Known |

Reports

Aerial Photos,Building Plans,Title

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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