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RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location
Ponoka, Alberta

Listing ID:
29479

MLS ID:
A2195449

\$624,000



 **RIZWAN SYED**
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 Century 21 Gillany Realty
 403-785-4804

 4804 50th Street , Ponoka , Alberta T4J 1S1

Transaction Type	Title	Days On Market
For Sale	Fee Simple	336
Business Type	Zoning	Subdivision
Retail	C1	Central Ponoka
Building Type	Year Built	Structure Type
Commercial Mix, Shopping Centre	1980	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	RN7A
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
9924.00	921.96	13520
Lot Size (Acres)	Roof	Heating
0.31	Tar/Gravel	Forced Air, Natural Gas
Access to Property	Inclusions	Restrictions
Accessible to Major Traffic Route, Direct Access, Paved Road, Two-Way Access	Bottled water filling system, Key cutting machine & Rack	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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