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## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
29479

**MLS ID:**  
A2195449

**\$779,000**



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

 Century 21 Gillany Realty  
 403-785-4804

 4804 50th Street , Ponoka , Alberta T4J 1S1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 129
<b>Business Type</b> Retail	<b>Zoning</b> C1	<b>Subdivision</b> Central Ponoka
<b>Building Type</b> Commercial Mix,Shopping Centre	<b>Year Built</b> 1980	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> RN7A
<b>Building Area (Sq. Ft.)</b> 9924.00	<b>Building Area (Sq. M.)</b> 921.96	<b>Lot Size (Sq. Ft.)</b> 13520
<b>Lot Size (Acres)</b> 0.31	<b>Roof</b> Tar/Gravel	<b>Heating</b> Forced Air,Natural Gas
<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Paved Road,Two-Way Access	<b>Inclusions</b> Bottled water filling system, Key cutting machine & Rack	<b>Restrictions</b> None Known
<b>Reports</b> 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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