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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 For Sale	Title Fee Simple	Days On Market 336
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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