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## 5026 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
29660

**MLS ID:**  
A2199259

**\$579,000**



 **LARRY MATIRA**  
 (403) 785-6838

 eXp Realty  
 403-262-7653

 5026 50 Avenue , Ponoka , Alberta T4J1G3

**Transaction Type**

For Sale

**Days On Market**

117

**Zoning**

c1

**Subdivision**

Central Ponoka

**Year Built**

1967

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

RN7

**Building Area (Sq. Ft.)**

6000.00

**Building Area (Sq. M.)**

557.41

**Inclusions**

White Delivery Van, Ford F350, 2X  
Tills(POS), 3 Computers, All Shelving,  
All Inventory, All other items AS IS,

**Restrictions**

None Known

**Reports**

None

Step into a thriving, well-established office supply business in the heart of Ponoka's bustling downtown core. Located on Chipman Ave, this turnkey operation offers everything an ambitious entrepreneur needs to hit the ground running. This opportunity comes with a fully stocked inventory, ensuring a seamless transition for a new owner. A Ford delivery van is also included, allowing for efficient service to a loyal clientele across central Alberta. Beyond just selling office supplies, this business has built a strong reputation as a key player in the local business community. Adding to its appeal is Vantage Physio, a reputable tenant with a four-year lease, providing a steady stream of rental income. Not only are you acquiring a business, but the building itself is included, making this a smart investment for long-term growth. With recent upgrades to the sewer system and roofing, the property is in excellent condition—ready for you to step in and operate without any immediate concerns. The expansive layout includes 2,280 sqft dedicated to retail and office supplies, plus an additional 1,520 sqft of lease space, offering room for growth and expansion. Whether you want to introduce new product lines, expand services, or reimagine the business model, the potential here is immense. This is the perfect opportunity for business professionals looking to own a thriving operation, entrepreneurs eager to innovate, or investors seeking a commercial property with income potential. With endless possibilities for growth, this isn't just a business—it's a cornerstone of the local business community.

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