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5004 51 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Ponoka, Alberta



Listing ID:
29977


MLS ID:
A2205626

\$349,900



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 5004 51 Ave , Ponoka , Alberta T4J 1R7

Transaction Type For Sale	Title Fee Simple	Days On Market 156
Zoning C1	Subdivision Central Ponoka	Year Built 1945
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan RN7	Building Area (Sq. Ft.) 4680.00	Building Area (Sq. M.) 434.78
Lot Size (Sq. Ft.) 4680	Lot Size (Acres) 0.11	Inclusions Building
Restrictions None Known	Reports Other Documents	

Situated on a vibrant main street in the bustling heart of downtown, this expansive commercial building offers over 5000 sq. ft. of usable space on a partial basement—an incredible blank canvas for your entrepreneurial vision. With its high-visibility location and sleek, modern exterior, this property is ideal for retail, office space, a gym, warehouse, or a dynamic mixed-use concept. The open floor plan provides flexible layout options, ready to be tailored to your unique needs. A spacious room—formerly a kitchen—adds to the versatility, and public washrooms are already in place for added convenience. Customers will appreciate the inviting atmosphere, while a large parking lot directly across the street ensures abundant parking for both clients and staff. Located among other thriving businesses and essential community amenities, this high-traffic area offers unmatched exposure and opportunity. Whether you're establishing a flagship storefront, professional office, or innovative hybrid venture, this space is poised for success. The seller is open to lease or lease-to-own options, making it even easier to bring your business vision to life. Seize this rare chance to claim a great commercial space in a flourishing downtown hub!

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