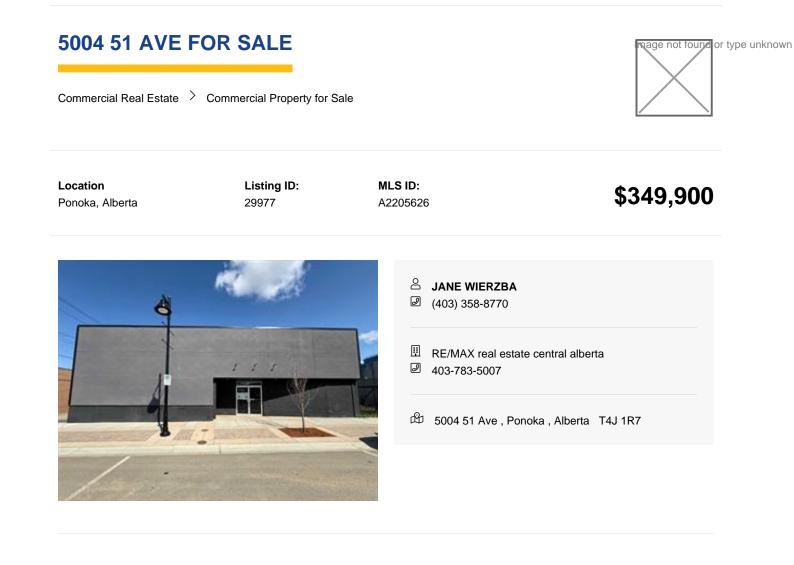


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<b>Transaction Type</b>	<b>Title</b>	Days On Market
For Sale	Fee Simple	156
<b>Zoning</b>	Subdivision	<b>Year Built</b>
C1	Central Ponoka	1945
<b>Structure Type</b>	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building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