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5502 HIGHWAY 2A FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Ponoka, Alberta



Listing ID:
30316

MLS ID:
A2214720

\$395,000



 **JANE WIERZBA**
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 403-783-5007

 5502 Highway 2A , Ponoka , Alberta T4J 1M1

Transaction Type

For Sale

Title

Fee Simple

Days On Market

66

Zoning

C2

Subdivision

NONE

Building Type

Commercial Mix

Year Built

1962

Structure Type

Other

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

801NY

Building Area (Sq. Ft.)

2228.10

Building Area (Sq. M.)

207.00

Construction Type

Stucco

Inclusions

washer and dryer, desk, cattle pens,
loading dock, storage shed, radio tower,
all shelving

Restrictions

None Known

Reports

None

Discover this exceptional commercial property, previously a veterinary clinic, ideally suited for a variety of business ventures. Situated on a 0.5-acre lot along the bustling Highway 2A in the heart of town, this property offers excellent visibility and a spacious parking lot to accommodate customers, and staff with ease. Step inside to a welcoming reception area complete with built-in shelving and a front desk, ideal for greeting clients and managing day-to-day operations. The space includes a kitchen area with cupboards and a sink. Several individual rooms can easily be converted into private offices, treatment rooms, or workspaces tailored to your business requirements. There is also large area for garage space. A spacious basement adds to the value, offering a laundry room with washer and dryer included, plus additional room for storage, expansion, or future development. This property is a rare opportunity to establish or relocate your business in a high-visibility location with a versatile layout ready to bring your vision to life. Perfect for medical practices, professional offices, retail, storage or automotive.

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