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## 5008 46 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
30353


**MLS ID:**  
A2215575

**\$269,000**



 **JANE WIERZBA**  
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 403-783-5007

 5008 46 Ave , Ponoka , Alberta T4J 1G1

**Transaction Type**

For Sale

**Days On Market**

63

**Zoning**

R3

**Subdivision**

Central Ponoka

**Building Type**

Mixed Use

**Year Built**

1984

**Structure Type**

Warehouse

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

RN7B

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

2562.56

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

238.07

**Construction Type**

Metal Siding

**Roof**

Metal

**Foundation**

Slab

**Heating**

Forced Air,Natural Gas

**Inclusions**

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**Restrictions**

None Known

**Reports**

Other Documents

This unique 2,562 sq ft commercial property presents an exceptional opportunity in a prime location, just steps from downtown and close to all amenities. Formerly home to a successful glass business, the building offers a welcoming storefront, a convenient bathroom, and a spacious open workshop area that is ideal for daily operations, storage, or customizing to suit a variety of business needs. A large overhead door at the back provides easy access from the paved back alley, making it perfect for deliveries or handling larger equipment. Additional storage rooms further enhance the functionality of the space. Whether you're planning to open a mechanic shop, fabrication business, or retail storefront with warehouse space, this versatile property is ready to bring your vision to life. With outstanding visibility in a high traffic location, and flexible layout; it's an excellent opportunity for entrepreneurs looking to launch or grow their business.

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