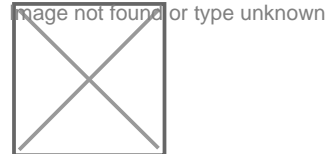


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5033 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Ponoka, Alberta



Listing ID:
31167


MLS ID:
A2235886

\$369,000



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

 eXp Realty
 403-262-7653

 5033 50 Avenue , Ponoka , Alberta T4J1C5

Transaction Type For Sale	Days On Market 2	Zoning C1
Subdivision Central Commercial Core	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9720228	Building Area (Sq. Ft.) 3888.00
Building Area (Sq. M.) 361.20	Inclusions chattels are negotiable	Restrictions None Known
Reports None		

Located in the heart of Ponoka's vibrant downtown, this 3,888 sq. ft. commercial building is a prime opportunity for business owners seeking a high-visibility location with two street-facing entrances. With a flexible layout, this space can easily accommodate a variety of businesses, including a hair salon, massage therapy clinic, or other professional services. The building includes two bathrooms and ample parking for customers, making it a convenient choice for clients and employees alike. Situated on a corner lot, the property is just steps away from essential amenities, ensuring your business will benefit from both foot traffic and easy access for patrons. This property is also ideal for a buyer looking to rent out individual spaces for other businesses, with negotiable chattels offering additional flexibility. At a competitive price of \$369,000, this commercial property offers the space, location, and potential to bring your entrepreneurial vision to life in one of Ponoka's most desirable downtown locations.

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