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MLS ID:

A2235886

5033 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Ponoka, Alberta Listing ID:

31167

\$369,000



[△] LARRY MATIRA

(403) 785-6838

eXp Realty

403-262-7653

5033 50 Avenue, Ponoka, Alberta T4J1C5

Transaction Type

For Sale

Subdivision

Central Commercial Core

Property Sub Type

Mixed Use

Building Area (Sq. M.)

361.20

Reports

None

Days On Market

145

Structure Type

Mixed Use

Legal Plan 9720228

Inclusions

chattels are negotiable

Zoning

C1

Property Type

Commercial

Building Area (Sq. Ft.)

3888.00

Restrictions

None Known

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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