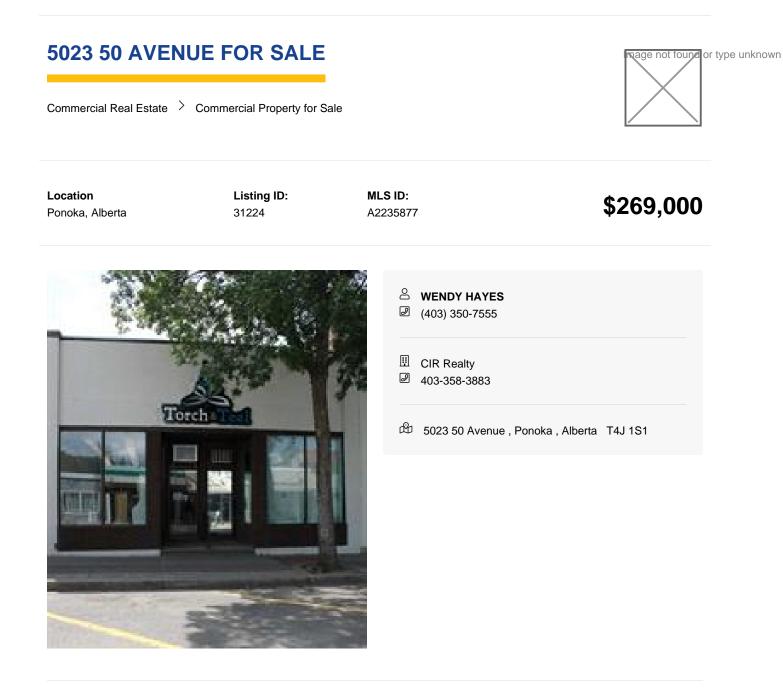


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Transaction Type For Sale

Zoning C1

Year Built 1934

Property Sub Type Business

Building Area (Sq. M.) 157.93

Foundation Poured Concrete

Inclusions AC units/ Some shelving and displays negotiable Title Fee Simple

Subdivision Central Ponoka

Structure Type Retail

Legal Plan VIIA

Construction Type Brick,Stucco

Cooling Other

Restrictions None Known Days On Market

Building Type Mixed Use,Retail,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 1700.00

Roof Asphalt

Heating Forced Air,Natural Gas

Reports None

Unique investment possibilities await! This property boasts many upgrades including paint, LED lighting, new a/c unit, furnace updates, new flooring and more. This solidly designed building has double bays which increases the possibilities of the types of businesses that could work wonderfully in the space. You could open your own business on one side and rent out the other or utilize all of the space as it currently does with a storefront, treatment room and workshop space. The possibilities are endless! Right in the heart of Ponoka's bustling downtown, with access to ample parking for customers and a steady stream of foot traffic from the surrounding businesses on the street. Extra parking in the back for the staff/owners.

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