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5023 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Ponoka, Alberta



Listing ID:
31224

MLS ID:
A2235877

\$269,000



 **WENDY HAYES**
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 403-358-3883

 5023 50 Avenue , Ponoka , Alberta T4J 1S1

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning C1	Subdivision Central Ponoka	Building Type Mixed Use,Retail,Street Level Storefront
Year Built 1934	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan VIIA	Building Area (Sq. Ft.) 1700.00
Building Area (Sq. M.) 157.93	Construction Type Brick,Stucco	Roof Asphalt
Foundation Poured Concrete	Cooling Other	Heating Forced Air,Natural Gas
Inclusions AC units/ Some shelving and displays negotiable	Restrictions None Known	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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