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5023 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Ponoka, Alberta Listing ID: 31224

ID: MLS ID: A2235877

\$269,000



- **△** WENDY HAYES
- **(403)** 350-7555
- □ CIR Realty
- **403-358-3883**
- 5023 50 Avenue, Ponoka, Alberta T4J 1S1

Transaction Type

For Sale

Title

Days On Market

124

Fee Simple

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

Cooling Other

Heating

Forced Air, Natural Gas

Inclusions

Foundation

Poured Concrete

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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