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4, 4902 50 STREET FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Ponoka, Alberta



Listing ID:
31858


MLS ID:
A2241050

\$45,100



 **LARRY MATIRA**
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 eXp Realty
 403-262-7653

 4, 4902 50 Street , Ponoka , Alberta T4J1J5

Transaction Type For Lease	Days On Market 143	Lease Amount 609.00
Lease Frequency Monthly	Lease Term Month To Month	Sub Lease 1
Zoning C1	Subdivision Central Ponoka	Building Type Commercial Mix
Year Built 1975	Structure Type Retail	Property Type Commercial
Property Sub Type Business	Legal Plan n/a	Building Area (Sq. Ft.) 800.00
Building Area (Sq. M.) 74.32	Inclusions see list attached	Restrictions Call Lister
Reports Financial Statements		

Amber's Alterations has been stitching Ponoka back together for 5 years — and now it's your turn to take the reins (or the thread). This well-established clothing alteration business has built a reputation for quality work, quick turnarounds, and saving more than a few wedding days, hockey pants, and favourite jeans. The sale includes all sewing machines, equipment, supplies, and a loyal customer base, making it a true turnkey opportunity. Located in a convenient downtown location with steady walk-in traffic, this business is ready for its next owner to step in and keep the needles moving. Whether you're an experienced seamstress, tailor, or entrepreneur with a flair for fabric, Amber's Alterations offers the chance to run a proven, in-demand business with a personal touch. Of course, you'll want to change the name to your own — unless your name also happens to be Amber.

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