

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5012 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Ponoka, Alberta

Listing ID:
32021

MLS ID:
A2255165

\$295,000



 **JANE WIERZBA**
 (403) 358-8770

 RE/MAX real estate central alberta
 403-783-5007

 5012 51 Avenue , Ponoka , Alberta T4J 1R5

Transaction Type	Days On Market	Zoning
For Sale	125	C1
Subdivision	Year Built	Structure Type
Central Ponoka	1932	Low Rise (2-4 stories)
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	RN7
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Construction Type
1791.00	166.39	Stucco
Inclusions		
All blinds and window coverings, 2 fridges, stove, deep freezer, 2 microwaves	Restrictions	Reports
	None Known	None

Historic Elegance with Modern Potential – Downtown Gem! This is a unique opportunity to own a beautifully restored historic property that includes a commercial space, and residential unit, in the vibrant heart of downtown. Perfectly situated on a revitalized, high-traffic street, this one-of-a-kind building combines timeless charm with modern upgrades and offers incredible flexibility for both commercial and residential use. The main level features an inviting commercial space ready for your business vision, while the upper floor showcases a fully renovated studio suite designed for style and comfort. With two bathrooms, a warm and functional living area, and private access to a deck, raised garden beds, and a patio, this suite is ideal for relaxation or entertaining. With a simple window modification, it can easily be reconfigured into a one- or two-bedroom home, expanding its versatility. Thoughtful upgrades completed in 2023/2024 ensure worry-free ownership, including new sewer and water lines, plumbing, electrical, furnace, air conditioning, flooring, framing, drywall, fire door, front door, eavestroughs, and more. The outdoor space has also been transformed with new fencing, landscaping, additional garden areas, and beautifully built decks. Blending historic character with extensive modern improvements, this property may also qualify for historic preservation grants—an added bonus for investors and entrepreneurs. Whether you're looking to establish a thriving business, generate rental income, or enjoy the convenience of living and working in one central location, this unique downtown property is ready to make your vision a reality.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.