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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**
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 5012 51 Avenue , Ponoka , Alberta T4J 1R5

Transaction Type

For Sale

Days On Market

125

Zoning

C1

Subdivision

Central Ponoka

Year Built

1932

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

RN7

Building Area (Sq. Ft.)

1791.00

Building Area (Sq. M.)

166.39

Construction Type

Stucco

Inclusions

All blinds and window coverings, 2
fridges, stove, deep freezer, 2
microwaves

Restrictions

None Known

Reports

None

Historic Elegance with Modern Potential – Downtown Gem! This is a unique opportunity to own a beautifully restored historic property that includes a commercail 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.

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