

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.

5026 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Ponoka, Alberta Listing ID: 32042

MLS ID: A2255355

\$501,900



△ LARRY MATIRA

(403) 785-6838

eXp Realty

403-262-7653

5026 50 Avenue, Ponoka, Alberta T4J1G3

Transaction Type

For Sale

Days On Market

61

Zoning C1

Subdivision

Year Built

1967

Structure Type

Retail

Property Type Commercial

Central Ponoka

Property Sub Type

Retail

Legal Plan

RN7

Building Area (Sq. Ft.)

6000.00

Building Area (Sq. M.)

557.41

Inclusions

White Delivery Van, Ford F350, 2X Tills(POS), 3 Computers, All Shelving,

All Inventory, All other items AS IS,

Restrictions None Known Reports None

Own a business where you'll never run out of sticky notes, pens, or printer paper again! This well-established office supply business in downtown Ponoka is turnkey and ready for its next owner. Located on Chipman Avenue, it comes with a fully stocked inventory (yes, even the good pens everyone "borrows") and a Ford delivery van to keep loyal clients across central Alberta well supplied. This isn't just about paperclips and toner. The building itself is included, along with a strong tenant—Vantage Physio—on a three-year lease, providing steady rental income while you run the business. That means you're collecting rent while selling staples (the metal ones and the profit kind). Recent upgrades to the sewer system and roofing mean fewer surprises and more peace of mind. Inside, you'll find 2,280 sq. ft. of retail space for office supplies and 1,520 sq. ft. of lease space, giving you room to grow, diversify, or get creative with the business model. Whether you keep the business humming as-is, add new product lines, or reimagine the space, the potential here is huge. A rare chance to own both a business and a building in Ponoka's bustling core—because opportunities like this don't come around every fiscal year.

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.