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## 5023 51 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta

**Listing ID:**  
33133

**MLS ID:**  
A2273855

**\$224,900**



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 5023 51 Avenue , Ponoka , Alberta T4J 1S1

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	47	C1
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Central Commercial Core	1941	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	0720085
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
2706.00	251.39	3540
<b>Lot Size (Acres)</b>	<b>Lot Features</b>	<b>Access to Property</b>
0.08	Back Lane,Level,Street Lighting	Back Alley Access,Direct Access
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

Welcome to a well kept commercial building in the heart of Ponoka's main commercial core. Built in 1941, this property combines the character of an older building with a practical layout that suits a range of professional uses. Street presence is excellent and the location is second to none, set along a recently upgraded streetscape with pedestrian friendly features and improved accessibility. The main entrance includes a wheelchair accessible ramp leading to separate doors for each space. The larger office space, approximately 1,558 sq ft, is leased to an established tenant under a five year lease, providing stable income and long term security. The smaller side, approximately 1,142 sq ft, is also rented, offering immediate cash flow from both units. Situated in the central business district with convenient nearby public parking and three rear parking stalls, this is a straightforward option for an investor seeking steady returns or a future owner/user who values location, reliability, and an already performing tenant mix.

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