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## 5004 51 AVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
33152


**MLS ID:**  
A2273960

**\$348,500**



 **JANE WIERZBA**  
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 403-783-5007

 5004 51 Ave , Ponoka , Alberta T4J 1R7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> C1	<b>Subdivision</b> Central Ponoka	<b>Year Built</b> 1945
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> RN7	<b>Building Area (Sq. Ft.)</b> 4680.00	<b>Building Area (Sq. M.)</b> 434.78
<b>Lot Size (Sq. Ft.)</b> 4680	<b>Lot Size (Acres)</b> 0.11	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

Located on a vibrant main street in the heart of downtown, this impressive commercial building offers more than 5,000 sq. ft. of usable space, including a partial basement—an excellent blank canvas for your next business venture. Its high-visibility location and modern exterior make it an ideal fit for retail, office use, a gym, warehouse operations, or an innovative mixed-use concept. Inside, the open floor plan allows for endless configuration possibilities. A large room—formerly a kitchen—adds even more flexibility, and the existing public washrooms provide extra convenience for both staff and customers. With a welcoming street presence and a large public parking lot directly across the road, accessibility is a major highlight. Surrounded by other successful businesses and essential amenities, this high-traffic location offers exceptional exposure and long-term potential. Whether you're planning a signature storefront, professional office, or a creative hybrid space, this property is ready to support your vision. The seller is also open to lease or lease-to-own options, offering added opportunity and ease.

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