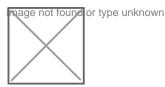


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5004 51 AVE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Ponoka, Alberta Listing ID: 33152

A2273960

MLS ID:

\$348,500



- <sup>△</sup> JANE WIERZBA
- **(403)** 358-8770
- RE/MAX real estate central alberta
- **403-783-5007**
- 跑 5004 51 Ave , Ponoka , Alberta T4J 1R7

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

Zoning

C1

Subdivision Central Ponoka Year Built 1945

**Structure Type** 

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

RN7

Building Area (Sq. Ft.) 4680.00

Building Area (Sq. M.)

434.78

Lot Size (Sq. Ft.) 4680

Lot Size (Acres) 0.11

Inclusions

Restrictions None Known Reports None

N/A

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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