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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

**\$334,900**



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 5004 51 Ave , Ponoka , Alberta T4J 1R7

Transaction Type	Title	Days On Market
For Sale	Fee Simple	62
Zoning	Subdivision	Year Built
C1	Central Ponoka	1945
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
RN7	4680.00	434.78
Lot Size (Sq. Ft.)	Lot Size (Acres)	Inclusions
4680	0.11	N/A
Restrictions	Reports	
None Known	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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