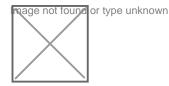


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **5026 51 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Ponoka, Alberta Listing ID: 33186

MLS ID: A2274563

\$324,900



- VIVIANA DAL CENGIO
- **2** (403) 598-4053
- Real Broker
- **855-623-6900**
- 5026 51 Avenue, Ponoka, Alberta T4J 1S4

**Transaction Type** 

For Sale

Year Built

1970

**Property Sub Type** 

**Business** 

Building Area (Sq. M.)

179.39

Reports None Zoning

C1

Structure Type Mixed Use

Legal Plan

RN7

Inclusions

List of inclusions in supplements

Subdivision

Central Commercial Core

**Property Type** 

Commercial

Building Area (Sq. Ft.)

1931.00

Restrictions
None Known

This is an incredible turn-key opportunity to own a well-established catering, deli, and bakery business that comes with the building it operates from! Everything you need to run the business is included in the sale, making it truly ready for a seamless transition. With three healthy annual revenue streams in this fully outfitted operation, this business is already thriving and is poised for growth under your vision. The standalone building, built in 1970 and extensively upgraded, features a fully renovated storefront with modern booths and banquettes, new flooring, fresh interior and exterior paint, a new furnace, water heater, LED lighting, updated doors, and

roof repairs with new downspouts - just to name a few. As an added bonus, the sale includes a 2019 Ford Transit Connect Van and a 16' trailer, perfect for expanding the catering side of the business. From the fixtures and equipment to the reputation and customer base, everything stays in the sale, making this an unbeatable package for anyone looking to step into a successful operation with

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ease. Don't miss the chance to own this turn-key business and its upgraded building in a supportive community!

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