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## 4908 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta

**Listing ID:**  
33609

**MLS ID:**  
A2279787

**\$275,000**



 **JANE WIERZBA**  
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 4908 50 Street , Ponoka , Alberta T4J 1R6

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	1	C1
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Central Ponoka	Office Building	1953
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Office	Commercial	Office
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
RN7A	3031.96	281.68
<b>Roof</b>	<b>Cooling</b>	<b>Inclusions</b>
Metal	Central Air	All fixtures
<b>Restrictions</b>	<b>Reports</b>	
None Known	Other Documents	

Discover the potential of this beautifully updated commercial property, ideally located in the heart of downtown Ponoka and currently operating as a successful chiropractic clinic. This turnkey space combines modern renovations with exceptional functionality, offering an outstanding opportunity for a wide range of business ventures. Designed to support a thriving operation, the property features ample parking with a large rear lot as well as convenient street parking for both clients and staff. Inside, a spacious reception area with a professional front desk creates an inviting and polished first impression. The layout includes eight flexible rooms that can easily serve as offices, treatment areas, or specialized workspaces to suit your business needs. A dedicated lunchroom offers a comfortable space for staff breaks, while two well-maintained washrooms add everyday convenience. Air conditioning ensures a comfortable environment year-round. Situated in a high-traffic downtown location, this property is well suited for medical practices, professional offices, wellness studios, or any business seeking a move-in-ready space with excellent visibility. With its modern appeal and prime setting, this is a fantastic opportunity to take your business to the next level.

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