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4, 4902 50 STREET FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Ponoka, Alberta



Listing ID:
34634


MLS ID:
A2297178

\$34,900



 **LARRY MATIRA**
 (403) 785-6838

 eXp Realty
 403-262-7653

 4, 4902 50 Street , Ponoka , Alberta T4J1J5

Transaction Type For Lease	Days On Market 67	Lease Amount 609.00
Lease Frequency Monthly	Subdivision Central Ponoka	Year Built 1975
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Business
Building Area (Sq. Ft.) 800.00	Building Area (Sq. M.) 74.32	Inclusions see list attached
Restrictions See Remarks	Reports None	

Amber's Alterations has been serving Ponoka for the past 6 years and is now ready for a new owner to continue this well-established and affordable business opportunity. Known for quality work, quick turnaround times, and reliable service, this alteration shop has built a loyal customer base and steady repeat business. The sale includes all sewing machines, equipment, supplies, and the established clientele, making this a true turnkey operation. Located in a convenient downtown location with consistent walk-in traffic, this is a great opportunity for a seamstress, tailor, or entrepreneur looking to own a small business without a large startup cost. Step in, take over, and continue a business that the community already knows and trusts. And yes, you'll probably want to rename it — unless your name also happens to be Amber.

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