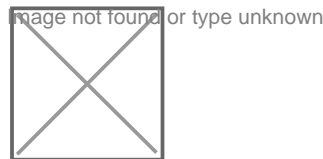


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

4, 4902 50 STREET FOR LEASE



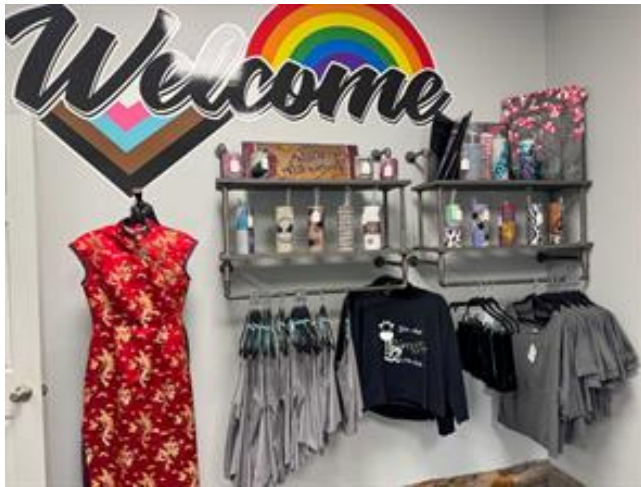
Commercial Real Estate > Commercial Property for Lease

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 3	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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