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## 5026 50 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
35082

**MLS ID:**  
A2306916

**\$501,900**



 **LARRY MATIRA**  
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 eXp Realty  
 403-262-7653

 5026 50 Avenue , Ponoka , Alberta T4J1G3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C1
<b>Subdivision</b> Central Commercial Core	<b>Year Built</b> 1967	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> RN7
<b>Building Area (Sq. Ft.)</b> 6000.00	<b>Building Area (Sq. M.)</b> 557.41	<b>Inclusions</b> White Delivery Van, Ford F350, 2X Tills(POS), 3 Computers, All Shelving, All Inventory, All other items AS IS,
<b>Restrictions</b> None Known	<b>Reports</b> None	

Position your business in the heart of downtown Ponoka with this well-established office supply operation, offered as a true turnkey opportunity. Situated along Chipman Avenue, the business includes a fully stocked inventory and a Ford delivery van, supporting an established client base across Central Alberta. Beyond the day-to-day operations, the real value lies in the combined asset: both the business and the building are included. The property features a reliable tenant, Vantage Physio, secured on a two-year lease, providing consistent rental income alongside the retail operation. The building offers a total of 3,800 sq. ft., including 2,280 sq. ft. of retail space and 1,520 sq. ft. dedicated to leased premises. This flexible layout supports continued retail use while allowing room for expansion, additional services, or alternative business concepts. Recent improvements to the sewer system and roofing contribute to long-term stability and reduced capital concerns. Whether maintaining the current business model or exploring new directions, this property presents a balanced opportunity combining income, ownership, and flexibility in one of Ponoka's central commercial corridors.

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