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## 5004 51 AVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta



**Listing ID:**  
35111


**MLS ID:**  
A2307912

**\$334,900**



 **JANE WIERZBA**  
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 RE/MAX real estate central alberta  
 403-783-5007

 5004 51 Ave , Ponoka , Alberta T4J 1R7

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> C1
<b>Subdivision</b> Central Ponoka	<b>Year Built</b> 1945	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> RN7
<b>Building Area (Sq. Ft.)</b> 4680.00	<b>Building Area (Sq. M.)</b> 434.78	<b>Lot Size (Sq. Ft.)</b> 4680
<b>Lot Size (Acres)</b> 0.11	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> Other Documents		

Positioned along a bustling main street in the heart of downtown, this standout commercial property offers over 5,000 sq. ft. of functional space, including a partial basement providing a versatile foundation for a wide range of business opportunities. With its strong street presence and updated exterior, the building is well suited for retail, professional office space, fitness use, warehouse operations, or a dynamic mixed-use concept. Inside, the expansive open layout creates endless possibilities for customization to suit your specific needs. A spacious room, previously used as a kitchen, adds additional flexibility, while existing public washrooms enhance convenience for both staff and clientele. The property benefits from excellent exposure in a high-traffic area, complemented by a large public parking lot located directly across the street for easy access. Surrounded by established businesses and key amenities, this location supports strong visibility and long-term growth potential. Whether you're envisioning a flagship retail space, a professional office environment, or a creative multi-use setup, this property is ready to bring your ideas to life.

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