

# \$313,000 - 5023 50 Avenue, Ponoka

MLS® #A2187101

**\$313,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

Unique investment possibilities await! This property boasts many upgrades including paint, LED lighting, new a/c unit, furnace updates, new flooring and more. This solidly designed building has double bays which increases the possibilities of the types of businesses that could work wonderfully in the space. You could open your own business on one side and rent out the other or utilize all of the space as it currently does with a storefront, treatment room and workshop space. The possibilities are endless! Right in the heart of Ponoka's bustling downtown, with access to ample parking for customers and a steady stream of foot traffic from the surrounding businesses on the street. Extra parking in the back for the owners.

Built in 1934

## Essential Information

MLS® #	A2187101
Price	\$313,000
Bathrooms	0.00
Acres	0.00
Year Built	1934
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information



Address	5023 50 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1S1

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Other

### **Exterior**

Roof	Asphalt
Construction	Stucco, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	104
Zoning	C1

### **Listing Details**

Listing Office	CIR Realty
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