



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5502 Highway 2A
Ponoka, Alberta**

MLS # A2214720



\$395,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,228 sq.ft.
Zoning:	C2

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Stucco	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	washer and dryer, desk, cattle pens, loading dock, storage shed, radio tower, all shelving		

Discover this exceptional commercial property, previously a veterinary clinic, ideally suited for a variety of business ventures. Situated on a 0.5-acre lot along the bustling Highway 2A in the heart of town, this property offers excellent visibility and a spacious parking lot to accommodate customers, and staff with ease. Step inside to a welcoming reception area complete with built-in shelving and a front desk, ideal for greeting clients and managing day-to-day operations. The space includes a kitchen area with cupboards and a sink. Several individual rooms can easily be converted into private offices, treatment rooms, or workspaces tailored to your business requirements. There is also large area for garage space. A spacious basement adds to the value, offering a laundry room with washer and dryer included, plus additional room for storage, expansion, or future development. This property is a rare opportunity to establish or relocate your business in a high-visibility location with a versatile layout ready to bring your vision to life. Perfect for medical practices, professional offices, retail, storage or automotive.