



GRASSROOTS
REALTY GROUP

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5008 46 Ave
Ponoka, Alberta

MLS # A2215575



\$269,000

Division: Central Ponoka

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,563 sq.ft.

Zoning: R3

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: Metal Siding

Water: -

Sewer: -

Inclusions: .

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This unique 2,562 sq ft commercial property presents an exceptional opportunity in a prime location, just steps from downtown and close to all amenities. Formerly home to a successful glass business, the building offers a welcoming storefront, a convenient bathroom, and a spacious open workshop area that is ideal for daily operations, storage, or customizing to suit a variety of business needs. A large overhead door at the back provides easy access from the paved back alley, making it perfect for deliveries or handling larger equipment. Additional storage rooms further enhance the functionality of the space. Whether you're planning to open a mechanic shop, fabrication business, or retail storefront with warehouse space, this versatile property is ready to bring your vision to life. With outstanding visibility in a high traffic location, and flexible layout; it's an excellent opportunity for entrepreneurs looking to launch or grow their business.