



**5023 50 Avenue  
Ponoka, Alberta**

**MLS # A2235877**

**\$254,000**



**Division:** Central Ponoka

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,700 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt

**Utilities:** -

**Exterior:** Brick, Stucco

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** AC units/ Some shelving and displays negotiable

Prime Investment Opportunity in the Heart of Downtown Ponoka Discover the potential of this versatile two-bay commercial property—a fantastic opportunity for investors or business owners looking to make their mark in Ponoka's thriving downtown core. With numerous upgrades and modern renovations, this property offers a fresh, move-in-ready space adaptable for a wide range of business ventures. Property Highlights: Flexible layout: Utilize both bays for your business or operate in one while earning rental income from the other. Excellent location: Situated in the heart of downtown Ponoka, surrounded by established businesses and enjoying consistent foot traffic. Ample parking: Convenient front street parking for customers and additional private parking at the rear for owners and staff. Recent upgrades: Fresh paint and flooring, updated LED lighting, new A/C unit, furnace motor replacement, and more. Functional amenities: The main storefront side includes a sink and water access, ideal for service-oriented businesses. Whether you're looking to expand your current business, start something new, or invest in Ponoka's growing commercial market, this property offers incredible versatility and value. It offers the perfect balance of location, functionality, and modern appeal — giving your business the professional presence it deserves. Whether you're launching a new venture or relocating to a busier area, this space is ready to support the success of your future business!