



GRASSROOTS
REALTY GROUP

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**5023 50 Avenue
Ponoka, Alberta**

MLS # A2235877



\$269,000

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

Floors: -

Roof: Asphalt

Exterior: Brick, Stucco

Water: -

Sewer: -

Inclusions: AC units/ Some shelving and displays negotiable

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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 staff/owners.