



**GRASSROOTS**  
REALTY GROUP

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**5033 50 Avenue  
Ponoka, Alberta**

**MLS # A2235886**



**\$369,000**

**Division:** Central Commercial Core

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,888 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** chattels are negotiable

Located in the heart of Ponoka's vibrant downtown, this 3,888 sq. ft. commercial building is a prime opportunity for business owners seeking a high-visibility location with two street-facing entrances. With a flexible layout, this space can easily accommodate a variety of businesses, including a hair salon, massage therapy clinic, or other professional services. The building includes two bathrooms and ample parking for customers, making it a convenient choice for clients and employees alike. Situated on a corner lot, the property is just steps away from essential amenities, ensuring your business will benefit from both foot traffic and easy access for patrons. This property is also ideal for a buyer looking to rent out individual spaces for other businesses, with negotiable chattels offering additional flexibility. At a competitive price of \$369,000, this commercial property offers the space, location, and potential to bring your entrepreneurial vision to life in one of Ponoka's most desirable downtown locations.