



**4908 50 Street  
Ponoka, Alberta**

**MLS # A2236437**



**\$275,000**

**Division:** Central Ponoka

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,032 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** all fixtures

Unlock the potential of this beautifully renovated commercial property, ideally situated in the heart of downtown Ponoka and currently operating as a thriving chiropractic clinic. This turnkey space blends contemporary upgrades with unmatched functionality, making it a standout choice for your business vision. This commercial property offers an array of features designed to support a thriving business. Parking is never a concern, with a spacious rear lot and convenient street parking available for both clients and staff. Inside, visitors are greeted by a generous reception area complete with a professional front desk that creates a warm and welcoming first impression. A dedicated lunchroom provides a comfortable space for staff breaks or team gatherings. Two well-maintained washrooms add extra convenience for everyone in the building. The layout includes eight versatile rooms that can be used as offices, treatment spaces, or specialized workstations, easily adapting to meet a variety of business needs. Efficient air conditioning ensures the space remains cool and comfortable throughout the warmer months. Situated in the heart of a busy downtown core, this property is ideal for medical practices, professional offices, wellness studios, or any business looking for a high-visibility, move-in-ready space. With its modern design and prime location, this is a rare opportunity to elevate your operations.