



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

5023 51 Avenue  
Ponoka, Alberta

MLS # A2273855



**\$224,900**

**Division:** Central Commercial Core

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,706 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.08 Acre

**Sewer:** -

**Lot Feat:** Back Lane, Level, Street Lighting

**Inclusions:** N/A

Welcome to a well kept commercial building in the heart of Ponoka's main commercial core. Built in 1941, this property combines the character of an older building with a practical layout that suits a range of professional uses. Street presence is excellent and the location is second to none, set along a recently upgraded streetscape with pedestrian friendly features and improved accessibility. The main entrance includes a wheelchair accessible ramp leading to separate doors for each space. The larger office space, approximately 1,558 sq ft, is leased to an established tenant under a five year lease, providing stable income and long term security. The smaller side, approximately 1,142 sq ft, is also rented, offering immediate cash flow from both units. Situated in the central business district with convenient nearby public parking and three rear parking stalls, this is a straightforward option for an investor seeking steady returns or a future owner/user who values location, reliability, and an already performing tenant mix.