



GRASSROOTS
REALTY GROUP

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**5302 50 Street
Ponoka, Alberta**

MLS # A2284863



\$60,000

Division: Central Commercial Core

Lot Size: 0.15 Acre

Lot Feat: Back Lane, Corner Lot

By Town: -

LLD: -

Zoning: C1

Water: -

Sewer: -

Utilities: -

High-Exposure Downtown Commercial Lot. Prime downtown corner lot offering exceptional visibility and development potential with C-1 zoning. This 52' x 130' parcel is ideally positioned to maximize exposure for a wide range of commercial uses. With approximately 182 feet of sidewalk frontage, excellent pedestrian and vehicle traffic, and convenient rear lane access, this property provides outstanding accessibility and flexibility for future development. An excellent opportunity for retail, professional services, or mixed-use concepts in a sought-after central location. Ideal investment or owner-user opportunity downtown Ponoka.