



**5012 51 Avenue  
Ponoka, Alberta**

**MLS # A2287686**



**\$315,000**

**Division:** Central Ponoka

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,791 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Stucco

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All blinds and window coverings, 2 fridges, stove, deep freezer, 2 microwaves, restaurant fixtures, 3 picnic tables, central air conditioning

Here is a beautifully restored historic property offering both commercial space and a residential suite in the vibrant heart of downtown. Currently operating as a successful restaurant/cafe specializing in lunches and special events. The restaurant has operational approval from Alberta Health Services, and also has a liquor license. It is Ideally located on a revitalized, high-traffic street, this distinctive building blends timeless character with extensive modern upgrades, creating exceptional flexibility for business, investment, or personal use. The main floor presents an inviting commercial space ready to bring your entrepreneurial vision to life by continuing with the restaurant or another business. There are four bathrooms in tota! Upstairs, you&rsquo;ll find a fully renovated studio-style suite designed with both comfort and functionality in mind. The upper level features two bathrooms, a warm and welcoming living area, and private access to a deck, patio, and raised garden beds which are perfect for relaxing or entertaining. With a simple window modification, the suite could easily be reconfigured into a one- or even two-bedroom residence, adding further versatility and value. Significant upgrades completed in 2023/2024 provide peace of mind and long-term confidence, including new sewer and water lines, updated plumbing and electrical, furnace and air conditioning, new flooring, framing and drywall, fire door and front door, eavestroughs, and more. The exterior has also been thoughtfully enhanced with new fencing, refreshed landscaping, additional garden space, and beautifully constructed decks. With its seamless blend of historic elegance and modern improvements, this property may also qualify for historic preservation grant opportunities an added benefit for investors and business owners alike. There is plenty of space on the 50&rsquo; x 120&rsquo; lot for

parking at the back with the option of building a garage in the future. Whether you're looking to establish your business in a thriving downtown setting, generate rental income, or enjoy the convenience of living and working in one dynamic location; you won't want to miss this opportunity.