



GRASSROOTS
REALTY GROUP

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**4908 50 Street
Ponoka, Alberta**

MLS # A2192063



\$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

Welcome to an exceptional commercial property in the heart of downtown, currently home to a successful chiropractic clinic. With extensive renovations and upgrades, this space is both modern and highly functional, catering to a variety of business needs. -Ample parking, including a spacious back lot and convenient street parking. -A generous waiting area and front desk reception, creating a welcoming environment for clients and customers. -A dedicated lunchroom, ideal for staff breaks. -Two well-maintained washrooms for added convenience. -Eight versatile rooms, perfect for offices, patient rooms, or specialized workspaces. -Efficient air conditioning throughout the building, ensuring comfort during warmer months. With its prime location and adaptable layout, this property is an excellent opportunity for medical practices, professional offices, wellness centers, or businesses seeking a well-equipped downtown space.