

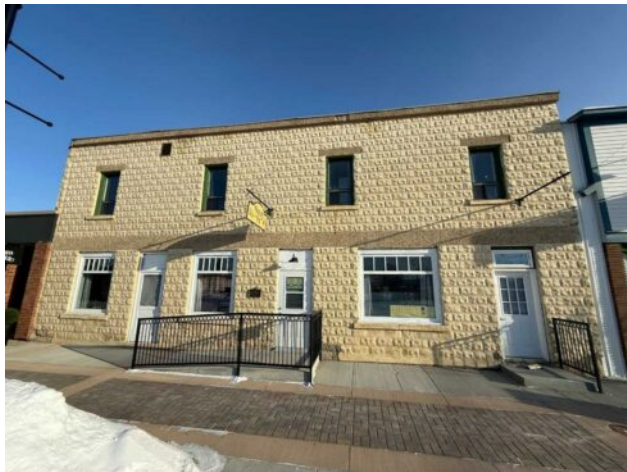


GRASSROOTS
REALTY GROUP

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**5012 51 Avenue
Ponoka, Alberta**

MLS # A2194893



\$327,500

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: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: 2 fridges, stove, 2 microwaves, all blinds and window coverings, all restaurant equipment, furnishings (at sellers discretion)

Historic Charm Meets Modern Opportunity & Prime Downtown Property! Seize this rare chance to own a beautifully updated historic building in the heart of downtown, ideally positioned on a revitalized, high-traffic street. This property is a turn-key opportunity offering both commercial and residential potential. The property includes a commercial space on the main level and a stylish, fully renovated studio suite above. The upper-level suite features two bathrooms, a cozy living space, and private access to a deck, raised gardens, and a patio—perfect for relaxation or entertaining. A window adjustment could easily convert the suite into a one- or two-bedroom layout, maximizing its functionality. Extensive upgrades in 2023/2024 have modernized the property, including new sewer and water lines, updated plumbing and electrical, a new furnace and air conditioning, fresh flooring, framing, drywall, a fire door, a new front door, and eavestroughs. The backyard has been thoughtfully landscaped with new fencing, decks, and additional garden space. Combining historic character with contemporary updates, this unique property may also qualify for historic preservation grants. Whether you're an entrepreneur looking to run a thriving business, an investor seeking rental income, or someone who wants the convenience of on-site living, this versatile and high-visibility property is ready for its next owner.