



**GRASSROOTS**  
REALTY GROUP

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**4804 50th Street  
Ponoka, Alberta**

**MLS # A2195449**



**\$624,000**

**Division:** Central Ponoka

**Type:** Retail

**Bus. Type:** Retail

**Sale/Lease:** For Sale

**Bldg. Name:** River Bank Common

**Bus. Name:** -

**Size:** 9,924 sq.ft.

**Zoning:** C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Bottled water filling system, Key cutting machine & Rack

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.31 Acre

**Lot Feat:** -

Former Bank Location Built to Last !!! HIGH REVENUE YIELD MULTI TENANT. River Bank Common !!!! Ideally Located on a corner lot at the intersection of 48 Ave. & 50 Street in Ponoka. Be a Landlord of Multiple Businesses, Golden Business Opportunity to own Land, Building & Business already included in List price! This centralized commercial retail property has the space and accommodations to house one, or a multitude of store fronts or retailers like its currently hosting. With the expansive open floor plan on the main floor, or the individual retail spaces on the second floor with a suite. The Building is already home to many businesses Like Bruces hardware, a Ukrainian themed Bistro , Boutique & much more. The building includes in the purchase price a bottled water business & equipment currently in operation & ILCO key cutting machine. The Building has 2 separate wash rooms & 1 full bathroom with the suite. The suite has a huge potential for renting for even more rental yield. The brick exterior adds a rustic feel, along with the vast expanse of store front windows. Many different venues have utilized this expansive space for a multitude of purposes, from local markets, cafe's, aesthetic store fronts, retail, as well as a hardware and a general store. There is a green house attached towards the west of the building. Ideal for a nursery or vegetable growing & retail business. The area for the green house is over 1,300 Square feet (22' 7" x 64' 10") The fully fenced back yard is 1378 sq Ft (53'x26') .