

\$369,000 - 5004 51 Ave, Ponoka

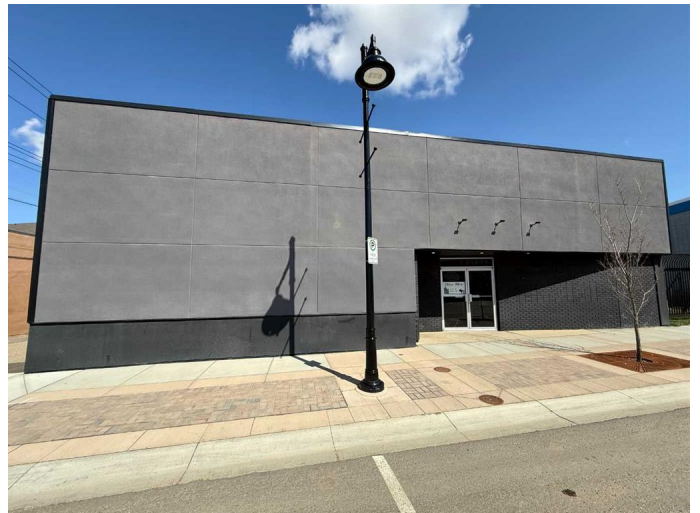
MLS® #A2205626

\$369,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.11 Acres

Central Ponoka, Ponoka, Alberta

Situated on a vibrant main street in the bustling heart of downtown, this expansive commercial building offers over 5000 sq. ft. of usable space on a partial basement—an incredible blank canvas for your entrepreneurial vision. With its high-visibility location and sleek, modern exterior, this property is ideal for retail, office space, a gym, warehouse, or a dynamic mixed-use concept. The open floor plan provides flexible layout options, ready to be tailored to your unique needs. A spacious room—formerly a kitchen—adds to the versatility, and public washrooms are already in place for added convenience. Customers will appreciate the inviting atmosphere, while a large parking lot directly across the street ensures abundant parking for both clients and staff. Located among other thriving businesses and essential community amenities, this high-traffic area offers unmatched exposure and opportunity. Whether you're establishing a flagship storefront, professional office, or innovative hybrid venture, this space is poised for success. The seller is open to lease or lease-to-own options, making it even easier to bring your business vision to life. Seize this rare chance to claim a great commercial space in a flourishing downtown hub!



Built in 1945

Essential Information

| | |
|------------|------------|
| MLS® # | A2205626 |
| Price | \$369,000 |
| Bathrooms | 0.00 |
| Acres | 0.11 |
| Year Built | 1945 |
| Type | Commercial |
| Sub-Type | Mixed Use |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 5004 51 Ave |
| Subdivision | Central Ponoka |
| City | Ponoka |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1R7 |

Additional Information

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|----------------|------------------|
| Date Listed | March 27th, 2025 |
| Days on Market | 112 |
| Zoning | C1 |

Listing Details

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|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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