

# \$395,000 - 5502 Highway 2a, Ponoka

MLS® #A2214720

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Ponoka, Alberta

Discover this exceptional commercial property, previously a veterinary clinic, ideally suited for a variety of business ventures. Situated on a 0.5-acre lot along the bustling Highway 2A in the heart of town, this property offers excellent visibility and a spacious parking lot to accommodate customers, and staff with ease. Step inside to a welcoming reception area complete with built-in shelving and a front desk, ideal for greeting clients and managing day-to-day operations. The space includes a kitchen area with cupboards and a sink. Several individual rooms can easily be converted into private offices, treatment rooms, or workspaces tailored to your business requirements. There is also large area for garage space. A spacious basement adds to the value, offering a laundry room with washer and dryer included, plus additional room for storage, expansion, or future development. This property is a rare opportunity to establish or relocate your business in a high-visibility location with a versatile layout ready to bring your vision to life. Perfect for medical practices, professional offices, retail, storage or automotive.

Built in 1962

## Essential Information

MLS® #                   A2214720

Price                     \$395,000



Bathrooms	0.00
Acres	0.00
Year Built	1962
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5502 Highway 2a
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1M1

### Exterior

Construction	Stucco
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### Additional Information

Date Listed	April 25th, 2025
Days on Market	75
Zoning	C2

### Listing Details

Listing Office	RE/MAX real estate central alberta
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