

\$779,000 - 4804 50th Street, Ponoka

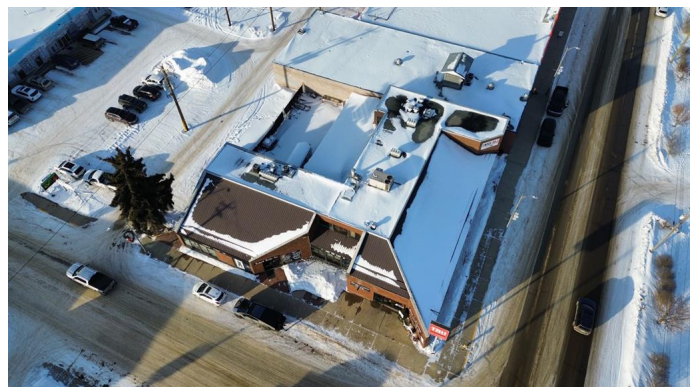
MLS® #A2195449

\$779,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.31 Acres

Central Ponoka, Ponoka, Alberta

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') .

Built in 1980

Essential Information

| | |
|------------|------------|
| MLS® # | A2195449 |
| Price | \$779,000 |
| Bathrooms | 0.00 |
| Acres | 0.31 |
| Year Built | 1980 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 4804 50th Street |
| Subdivision | Central Ponoka |
| City | Ponoka |
| County | Ponoka County |
| Province | Alberta |
| Postal Code | T4J 1S1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 7 |
|----------------|---|

Interior

| | |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

Exterior

| | |
|------|------------|
| Roof | Tar/Gravel |
|------|------------|

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 116 |
| Zoning | C1 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | Century 21 Gillany Realty |
|----------------|---------------------------|

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