



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

5033 50 Avenue  
Ponoka, Alberta

MLS # A2284700



**\$369,000**

**Division:** Central Commercial Core

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,888 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** chattels are negotiable

Located in downtown Ponoka, this 3,888 sq. ft. commercial building offers a functional space with two street-facing entrances and a flexible interior layout. The property is well suited for a range of commercial or professional uses such as personal services, office, or retail applications. The building includes two bathrooms and provides on-site parking to accommodate staff and clients. Positioned on a corner lot, the location offers convenient access to nearby amenities and surrounding businesses. The layout also allows for the possibility of separating areas for multiple occupants, with negotiable chattels adding further adaptability. Offered at \$369,000, this property presents an opportunity to acquire a downtown commercial space with practical features and versatile use potential.