



GRASSROOTS
REALTY GROUP

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5004 51 Ave
Ponoka, Alberta

MLS # A2307912



\$334,900

Division: Central Ponoka

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,680 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Positioned along a bustling main street in the heart of downtown, this standout commercial property offers over 5,000 sq. ft. of functional space, including a partial basement providing a versatile foundation for a wide range of business opportunities. With its strong street presence and updated exterior, the building is well suited for retail, professional office space, fitness use, warehouse operations, or a dynamic mixed-use concept. Inside, the expansive open layout creates endless possibilities for customization to suit your specific needs. A spacious room, previously used as a kitchen, adds additional flexibility, while existing public washrooms enhance convenience for both staff and clientele. The property benefits from excellent exposure in a high-traffic area, complemented by a large public parking lot located directly across the street for easy access. Surrounded by established businesses and key amenities, this location supports strong visibility and long-term growth potential. Whether you're envisioning a flagship retail space, a professional office environment, or a creative multi-use setup, this property is ready to bring your ideas to life.