



GRASSROOTS

REALTY GROUP

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5023 51 Avenue
Ponoka, Alberta

MLS # A2311722



\$214,900

Division: Central Ponoka

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,706 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/a

If you are looking for an income-producing commercial property that actually pencils out, 5023 51 Avenue in downtown Ponoka delivers. The east unit is locked in through December 2029 at \$1,977 per month. The west unit is leased through April 30, 2028 at \$952 per month, providing secured income across both bays. Combined monthly revenue is \$2,929. Annual operating expenses - taxes, insurance, utilities, and a maintenance reserve - run approximately \$10,853. The property sits on 51 Avenue, Ponoka's primary commercial corridor, surrounded by reputable, long-standing businesses along a well-maintained and updated streetscape. Street parking is available directly out front, a dedicated public parking lot is a short walk away, and three tenant parking spaces are located at the rear of the building. The building itself is 2,706 sq ft, constructed in 1941. This property has been in the same family for over 50 years and is offered now as a turnkey investment in one of Ponoka's most established commercial locations.