



GRASSROOTS
REALTY GROUP

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6000 48 Avenue
Ponoka, Alberta

MLS # A2323758



\$1,870,000

Division: Lucas Heights

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,290 sq.ft.

Zoning: C2

Heating: Forced Air

Floors: -

Roof: Asphalt

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: Central Air Conditioning

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.24 Acres

Lot Feat: -

An excellent opportunity to own a versatile commercial building in a highly visible and convenient location in the heart of town on a 1.24 acre lot. Surrounded by nearby amenities and positioned within a busy commercial area, this property offers outstanding potential for an investor, franchise, professional service provider, restaurant operator, or independent business owner. One side of the building was home to a successful restaurant for many years. The space is now a blank canvas, ready for a new owner or tenant to bring their vision to life. Whether you are considering a restaurant, retail space, professional offices, a service-based business, or a franchise location, the flexible layout provides plenty of opportunity to create a space that suits your needs. The second side is currently leased to a well-established long-term professional tenant that has occupied the space since 2008. This offers the new owner the advantage of an established tenant, dependable rental history, and immediate income potential. With its central location on a massive lot, huge paved parking lot, strong visibility, vacant space, and a long-term tenant already in place, this property offers an appealing combination of business potential and investment value. This prime location keeps you connected to the hustle and bustle of town. Located only 45 minutes to the International Airport in Edmonton, 1 hour to edmonton, and 30 minutes to Red Deer.