



**GRASSROOTS**  
REALTY GROUP

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**5009 50 Avenue**  
**Ponoka, Alberta**

**MLS # A2349114**



**\$520,000**

**Division:** Central Commercial Core

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 0 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** attached chatel

UNIQUE INVESTMENT OPPORTUNITY WITH INCREDIBLE POTENTIAL! The Leland Hotel at 5009 50 Avenue in Ponoka offers an opportunity for an investor, entrepreneur, or developer looking for a substantial mixed-use property with multiple potential revenue streams. The building provides approximately 5,925 sq. ft. on the main floor alone, plus two additional upper levels, creating significant usable space throughout the property. The main floor includes a large former bar/lounge area as well as approximately 1,250 sq. ft. of separate commercial storefront space, providing flexibility for retail, professional services, hospitality, entertainment, or other commercial uses. The upper levels contain 18 individual rooms, offering the opportunity to explore long-term accommodations, room rentals, office or service spaces, or alternative uses. With numerous individual rooms and distinct areas throughout the building, there is excellent potential to reconfigure the property and create multiple income-producing spaces, subject to municipal approvals. Situated on an approximately 9,000 sq. ft. C1 &ndash; Central Commercial lot, the property offers a central Ponoka location with convenient access and good visibility. The size and layout of the building provide an opportunity for an owner to combine multiple uses under one roof. Whether your vision includes commercial leasing, accommodations, professional offices, service businesses, hospitality, entertainment, redevelopment, or a combination of uses, this property provides the space and flexibility to create something unique. Bring your ideas and explore the possibilities at 5009 50 Avenue, Ponoka