

# \$349,900 - 5004 51 Ave, Ponoka

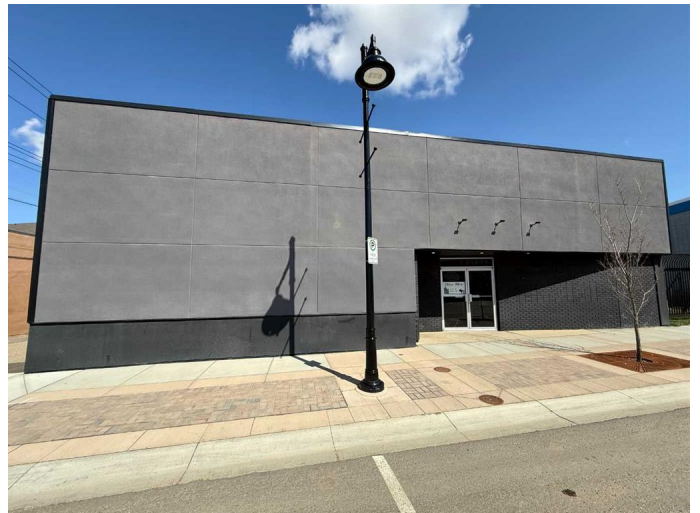
MLS® #A2205626

**\$349,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

Central Ponoka, Ponoka, Alberta

Situated on a vibrant main street in the bustling heart of downtown, this expansive commercial building offers over 5000 sq. ft. of usable space on a partial basement—an incredible blank canvas for your entrepreneurial vision. With its high-visibility location and sleek, modern exterior, this property is ideal for retail, office space, a gym, warehouse, or a dynamic mixed-use concept. The open floor plan provides flexible layout options, ready to be tailored to your unique needs. A spacious room—formerly a kitchen—adds to the versatility, and public washrooms are already in place for added convenience. Customers will appreciate the inviting atmosphere, while a large parking lot directly across the street ensures abundant parking for both clients and staff. Located among other thriving businesses and essential community amenities, this high-traffic area offers unmatched exposure and opportunity. Whether you're establishing a flagship storefront, professional office, or innovative hybrid venture, this space is poised for success. The seller is open to lease or lease-to-own options, making it even easier to bring your business vision to life. Seize this rare chance to claim a great commercial space in a flourishing downtown hub!



Built in 1945

## Essential Information

MLS® #	A2205626
Price	\$349,900
Bathrooms	0.00
Acres	0.11
Year Built	1945
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5004 51 Ave
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R7

### Additional Information

Date Listed	March 27th, 2025
Days on Market	150
Zoning	C1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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