

# \$369,000 - 5004 51 Ave, Ponoka

MLS® #A2205626

**\$369,000**

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 commercial building with over 5000sq. ft. of usable space, on a partial basement; is a blank canvas for your entrepreneurial dreams. Its prime, high-visibility location and sleek, modern design make it a perfect fit for retail, office space, gym, warehouse, or a dynamic mixed-use venture. The welcoming ambiance draws in customers, while the versatile open floor plan offers endless possibilities for tailored customization to bring your vision to life. The building is equipped with public washrooms for added convenience, and a huge room that previously housed a kitchen area. Capitalize on the steady stream of foot and vehicle traffic in the area, surrounded by thriving businesses, and essential community amenities. A huge parking lot just across the street ensures abundant parking for customers and staff alike, enhancing the property's convenience. Whether you're launching a standout storefront, a professional office, or a combination of both; this property promises exceptional potential for investment and growth. Seize this rare chance to claim a great commercial space in a flourishing downtown hub!

Built in 1945

## Essential Information



MLS® #	A2205626
Price	\$369,000
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	8
Zoning	C1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.