# \$689,000 - 4804 50th Street, Ponoka

MLS® #A2195449

## \$689,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.31 Acres

Central Ponoka, Ponoka, Alberta

Former Bank Location Built to Last !!! HIGH REVENUE YIELD MULTI TENANT. River Bank Common !!!! Ideally Located on a corner lot at the intersection of 48 Ave. & 50 Street in Ponoka. Be a Landlord of Multiple Businesses, Golden Business Opportunity to own Land, Building & Business already included in List price! This centralized commercial retail property has the space and accommodations to house one, or a multitude of store fronts or retailers like its currently hosting. With the expansive open floor plan on the main floor, or the individual retail spaces on the second floor with a suite. The Building is already home to many businesses Like Bruces hardware, a Ukrainian themed Bistro, Boutique & much more. The building includes in the purchase price a bottled water business & equipment currently in operation & ILCO key cutting machine. The Building has 2 separate wash rooms & 1 full bathroom with the suite. The suite has a huge potential for renting for even more rental yield. The brick exterior adds a rustic feel, along with the vast expanse of store front windows. Many different venues have utilized this expansive space for a multitude of purposes, from local markets, cafe's, aesthetic store fronts, retail, as well as a hardware and a general store. There is a green house attached towards the west of the building. Ideal for a nursery or vegetable growing & retail business. The area for the green house is over 1,300 Square feet (22' 7" x 64' 10") The fully fenced back yard is 1378







sq Ft (53'x26').

#### Built in 1980

#### **Essential Information**

MLS® # A2195449

Price \$689,000

Bathrooms 0.00 Acres 0.31

Year Built 1980

Type Commercial

Sub-Type Retail
Status Active

## **Community Information**

Address 4804 50th Street

Subdivision Central Ponoka

City Ponoka

County Ponoka County

Province Alberta
Postal Code T4J 1S1

## **Amenities**

Parking Spaces 7

Interior

Heating Forced Air, Natural Gas

**Exterior** 

Roof Tar/Gravel

#### **Additional Information**

Date Listed February 21st, 2025

Days on Market 254

Zoning C1

## **Listing Details**

Listing Office Century 21 Gillany Realty

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