

**4704 50 Street
Ponoka, Alberta****MLS # A2247826****\$30,000****Division:** Central Ponoka**Lot Size:** 0.14 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** C1**Water:** -**Sewer:** -**Utilities:** -

Prime downtown commercial land offering exceptional visibility and development potential. This rare opportunity includes two adjacent lots with back alley access, providing flexibility for a variety of business or mixed-use builds. Located in the heart of downtown, the property offers high traffic exposure and convenient access for customers, staff, and deliveries. Whether you're an investor, developer, or business owner ready to create a custom space, this central location positions you for long-term success.