

**5004 51 Ave
Ponoka, Alberta**

MLS # A2273960



\$334,900

Division: Central Ponoka

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,680 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.11 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Located on a vibrant main street in the heart of downtown, this impressive commercial building offers more than 5,000 sq. ft. of usable space, including a partial basement—an excellent blank canvas for your next business venture. Its high-visibility location and modern exterior make it an ideal fit for retail, office use, a gym, warehouse operations, or an innovative mixed-use concept. Inside, the open floor plan allows for endless configuration possibilities. A large room—formerly a kitchen—adds even more flexibility, and the existing public washrooms provide extra convenience for both staff and customers. With a welcoming street presence and a large public parking lot directly across the road, accessibility is a major highlight. Surrounded by other successful businesses and essential amenities, this high-traffic location offers exceptional exposure and long-term potential. Whether you're planning a signature storefront, professional office, or a creative hybrid space, this property is ready to support your vision. The seller is also open to lease or lease-to-own options, offering added opportunity and ease.