

# \$779,000 - 4804 50th Street, Ponoka

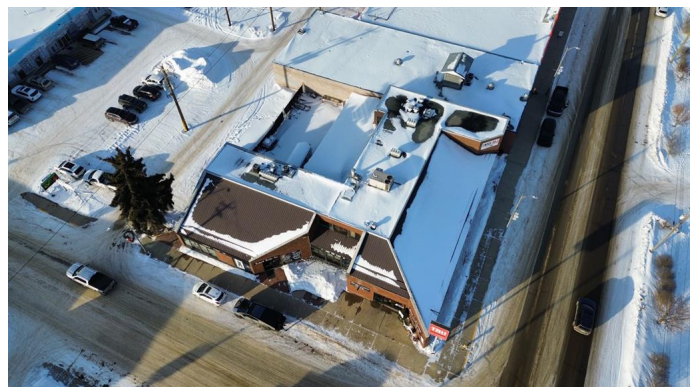
MLS® #A2195449

**\$779,000**

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	\$779,000
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	179
Zoning	C1

### Listing Details

Listing Office	Century 21 Gillany Realty
----------------	---------------------------

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.