

# \$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
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### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Tar/Gravel
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### Additional Information

Date Listed	February 21st, 2025
Days on Market	171
Zoning	C1

### Listing Details

Listing Office	Century 21 Gillany Realty
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