

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

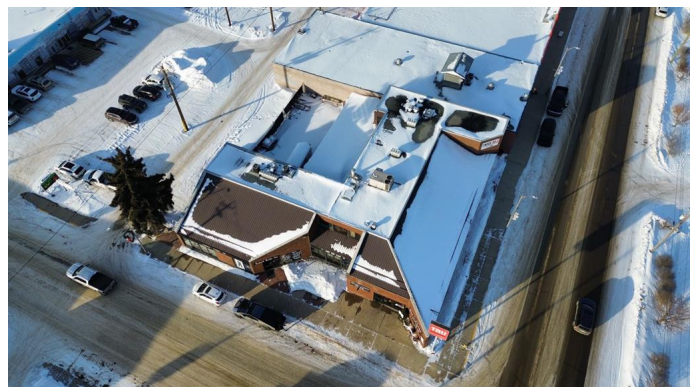
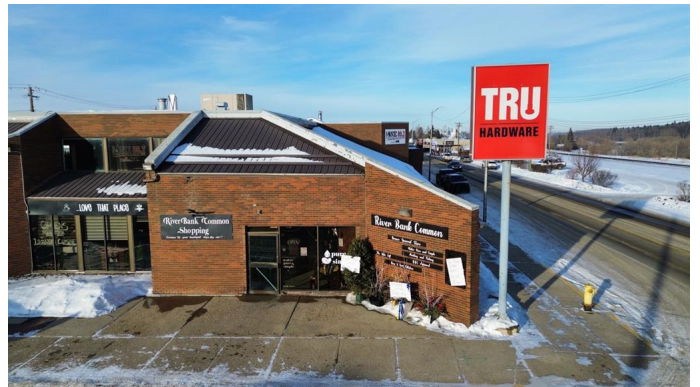
MLS® #A2195449

**\$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 | 248                 |
| Zoning         | C1                  |

**Listing Details**

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

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