

# \$394,900 - 5033 50 Avenue, Ponoka

MLS® #A2147684

**\$394,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

WELCOME TO CHIPMAN AVENUE! Check out this mixed use Commercial building in Ponoka's downtown core! This is an excellent location in a high traffic area! Currently, this property features close to 3,900 s.f. of retail floor area & office space. The property comes with Air Conditioning, and there is also a full sized fully functioning safe/vault, and given this is an end unit, it would be hard to find a similar Commercial space with as many street facing windows! Also, this building could easily be demised into two separate locations, as there are two street facing entrances! While some of the interior items belong to other retail businesses, many items in the property are negotiable!

## Essential Information

MLS® #	A2147684
Price	\$394,900
Bathrooms	0.00
Acres	0.00
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	5033 50 Avenue
Subdivision	Central Ponoka
City	Ponoka



County	Ponoka County
Province	Alberta
Postal Code	T4J 1C5

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Tar/Gravel
Foundation	Slab

### **Additional Information**

Date Listed	July 8th, 2024
Days on Market	270
Zoning	C1

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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