

# \$274,900 - 5008 46 Ave, Ponoka

MLS® #A2215575

**\$274,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

This unique 2,562 sq ft commercial property presents an exceptional opportunity in a prime location, just steps from downtown and close to all amenities. Formerly home to a successful glass business, the building offers a welcoming storefront, a convenient bathroom, and a spacious open workshop area that is ideal for daily operations, storage, or customizing to suit a variety of business needs. A large overhead door at the back provides easy access from the paved back alley, making it perfect for deliveries or handling larger equipment. Additional storage rooms further enhance the functionality of the space. Whether you're planning to open a mechanic shop, fabrication business, or retail storefront with warehouse space, this versatile property is ready to bring your vision to life. With outstanding visibility in a high traffic location, and flexible layout; it's an excellent opportunity for entrepreneurs looking to launch or grow their business.

Built in 1984

## Essential Information

MLS® #	A2215575
Price	\$274,900
Bathrooms	0.00
Acres	0.00
Year Built	1984
Type	Commercial



Sub-Type	Mixed Use
Status	Active

### Community Information

Address	5008 46 Ave
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1G1

### Interior

Heating	Forced Air, Natural Gas
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### Exterior

Roof	Metal
Construction	Metal Siding
Foundation	Slab

### Additional Information

Date Listed	April 29th, 2025
Days on Market	9
Zoning	R3

### Listing Details

Listing Office	RE/MAX real estate central alberta
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