

\$254,000 - 5023 50 Avenue, Ponoka

MLS® #A2235877

\$254,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

Prime Investment Opportunity in the Heart of
Downtown Ponoka

Discover the potential of this versatile two-bay commercial property—a fantastic opportunity for investors or business owners looking to make their mark in Ponoka’s thriving downtown core. With numerous upgrades and modern renovations, this property offers a fresh, move-in-ready space adaptable for a wide range of business ventures.

Property Highlights:

Flexible layout: Utilize both bays for your business or operate in one while earning rental income from the other.

Excellent location: Situated in the heart of downtown Ponoka, surrounded by established businesses and enjoying consistent foot traffic.

Ample parking: Convenient front street parking for customers and additional private parking at the rear for owners and staff.

Recent upgrades: Fresh paint and flooring, updated LED lighting, new A/C unit, furnace motor replacement, and more.

Functional amenities: The main storefront side includes a sink and water access, ideal for service-oriented businesses.

Whether you’re looking to expand your current business, start something new, or invest in Ponoka’s growing commercial market, this property offers incredible versatility and value. It offers the perfect balance of location, functionality, and modern appeal — giving your business the professional presence it deserves. Whether



you’re launching a new venture or relocating to a busier area, this space is ready to support the success of your future business!

Built in 1934

Essential Information

MLS® #	A2235877
Price	\$254,000
Bathrooms	0.00
Acres	0.00
Year Built	1934
Type	Commercial
Sub-Type	Business
Status	Active

Community Information

Address	5023 50 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1S1

Interior

Heating	Forced Air, Natural Gas
Cooling	Other

Exterior

Roof	Asphalt
Construction	Brick, Stucco
Foundation	Poured Concrete

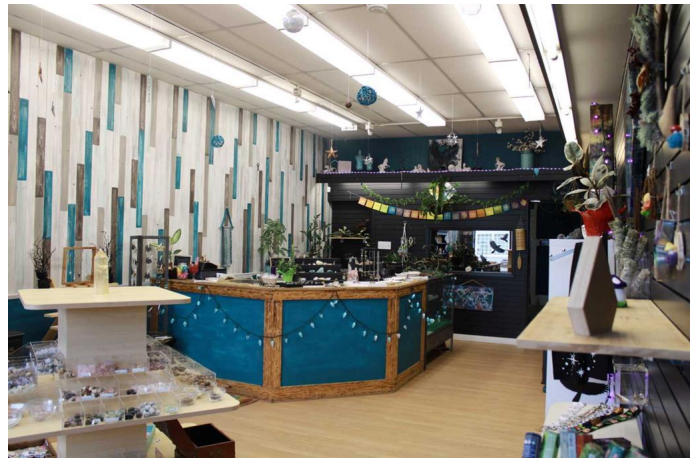
Additional Information

Date Listed	July 4th, 2025
Days on Market	134
Zoning	C1

Listing Details

Listing Office

CIR Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.