

# \$4,598 - 110 & 120, 5641 48 Avenue crescent, Ponoka

MLS® #A2236631

**\$4,598**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

Brittany Jo & Co, Have you ever wanted to break into the health and wellness sector of business? Well now is your chance to do so. This well-established fully furnished business is an excellent opportunity for entrepreneurs passionate about health and wellness. It is located in an affluent neighbourhood (Just across Co-op & Beside home church, Same premises as Burger King), with minimal overhead costs, and a loyal client base. There are 7 rooms available to RENT separately @ \$600 a piece a month creating an awesome opportunity to start at a very low Cost business. Sublease is permitted by the landlord. The monthly rent is \$4,598 Including NNN & GST The leased area is 2645 Square feet. There is a conference room & a Laundry room fully equipped with commercial grade laundry machines. The space has 2 Bathrooms One with a shower. A staff room with Kitchenette. There is a sauna room too fully equipped.

Built in 2021

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2236631   |
| Price      | \$4,598    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2021       |
| Type       | Commercial |



|          |          |
|----------|----------|
| Sub-Type | Business |
| Status   | Active   |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 110 & 120, 5641 48 Avenue crescent |
| Subdivision | Central Ponoka                     |
| City        | Ponoka                             |
| County      | Ponoka County                      |
| Province    | Alberta                            |
| Postal Code | T4J 1K2                            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5 |
|----------------|---|

### Interior

|         |                      |
|---------|----------------------|
| Heating | Central, Natural Gas |
| Cooling | Central Air          |

### Exterior

|              |                 |
|--------------|-----------------|
| Roof         | Flat            |
| Construction | Aluminum Siding |
| Foundation   | Poured Concrete |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 85             |
| Zoning         | C2             |

### Listing Details

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

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