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## 4908 50 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
29274

**MLS ID:**  
A2192063

**\$275,000**



 **JANE WIERZBA**  
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 403-783-5007

 4908 50 Street , Ponoka , Alberta T4J 1R6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 32	<b>Zoning</b> C1
<b>Subdivision</b> Central Ponoka	<b>Building Type</b> Office Building	<b>Year Built</b> 1953
<b>Structure Type</b> Office	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> RN7A	<b>Building Area (Sq. Ft.)</b> 3031.96	<b>Building Area (Sq. M.)</b> 281.68
<b>Roof</b> Metal	<b>Cooling</b> Central Air	<b>Inclusions</b> All fixtures
<b>Restrictions</b> None Known	<b>Reports</b> Other Documents	

Welcome to an exceptional commercial property in the heart of downtown, currently home to a successful chiropractic clinic. With extensive renovations and upgrades, this space is both modern and highly functional, catering to a variety of business needs. - Ample parking, including a spacious back lot and convenient street parking. -A generous waiting area and front desk reception, creating a welcoming environment for clients and customers. -A dedicated lunchroom, ideal for staff breaks. -Two well-maintained washrooms for added convenience. -Eight versatile rooms, perfect for offices, patient rooms, or specialized workspaces. -Efficient air conditioning throughout the building, ensuring comfort during warmer months. With its prime location and adaptable layout, this property is an excellent opportunity for medical practices, professional offices, wellness centers, or businesses seeking a well-equipped downtown space.

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