

\$327,500 - 5012 51 Avenue, Ponoka

MLS® #A2194893

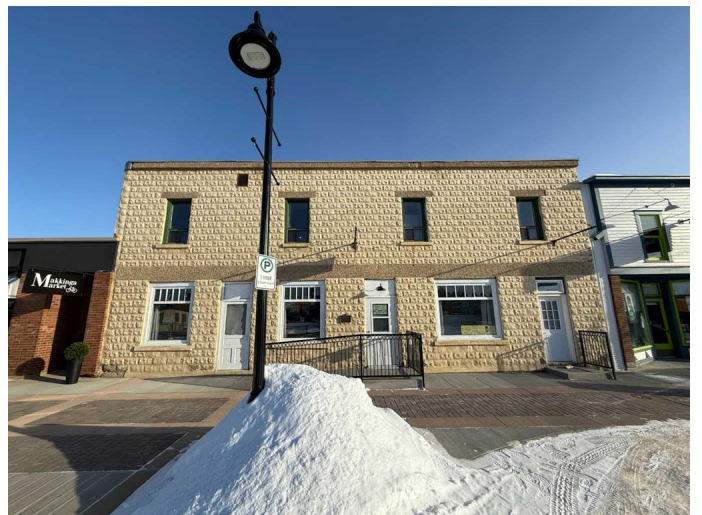
\$327,500

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Central Ponoka, Ponoka, Alberta

Historic Charm Meets Modern Opportunity â€“
Prime Downtown Property!

Seize this rare chance to own a beautifully updated historic building in the heart of downtown, ideally positioned on a revitalized, high-traffic street. This property is a turn-key opportunity offering both commercial and residential potential. The property includes a commercial space on the main level and a stylish, fully renovated studio suite above. The upper-level suite features two bathrooms, a cozy living space, and private access to a deck, raised gardens, and a patioâ€”perfect for relaxation or entertaining. A window adjustment could easily convert the suite into a one- or two-bedroom layout, maximizing its functionality. Extensive upgrades in 2023/2024 have modernized the property, including new sewer and water lines, updated plumbing and electrical, a new furnace and air conditioning, fresh flooring, framing, drywall, a fire door, a new front door, and eavestroughs. The backyard has been thoughtfully landscaped with new fencing, decks, and additional garden space. Combining historic character with contemporary updates, this unique property may also qualify for historic preservation grants. Whether youâ€™re an entrepreneur looking to run a thriving business, an investor seeking rental income, or someone who wants the convenience of on-site living, this versatile and high-visibility property is ready for its next owner.



Built in 1932

Essential Information

MLS® #	A2194893
Price	\$327,500
Bathrooms	0.00
Acres	0.00
Year Built	1932
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	5012 51 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1R5

Additional Information

Date Listed	February 19th, 2025
Days on Market	43
Zoning	C1

Listing Details

Listing Office RE/MAX real estate central alberta

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.