

\$501,900 - 5026 50 Avenue, Ponoka

MLS® #A2255355

\$501,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

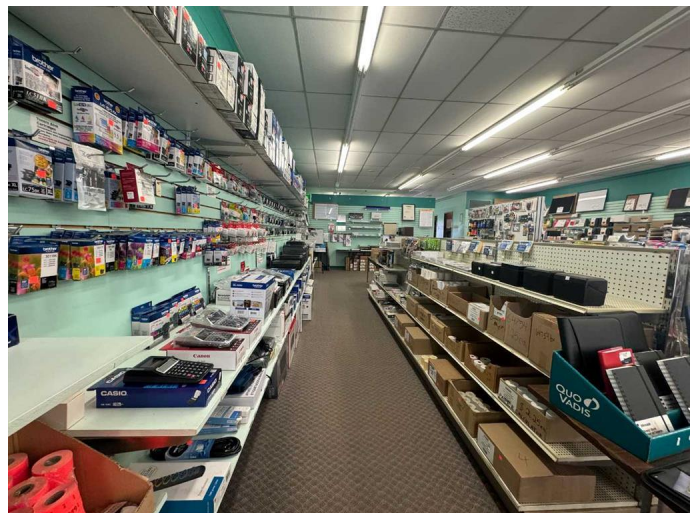
Central Ponoka, Ponoka, Alberta

Own a business where youâ€™ll never run out of sticky notes, pens, or printer paper again! This well-established office supply business in downtown Ponoka is turnkey and ready for its next owner. Located on Chipman Avenue, it comes with a fully stocked inventory (yes, even the good pens everyone â€œborrowsâ€•) and a Ford delivery van to keep loyal clients across central Alberta well supplied.

This isnâ€™t just about paperclips and toner. The building itself is included, along with a strong tenantâ€™s Vantage Physioâ€™n on a three-year lease, providing steady rental income while you run the business. That means youâ€™re collecting rent while selling staples (the metal ones and the profit kind). Recent upgrades to the sewer system and roofing mean fewer surprises and more peace of mind. Inside, youâ€™ll find 2,280 sq. ft. of retail space for office supplies and 1,520 sq. ft. of lease space, giving you room to grow, diversify, or get creative with the business model.

Whether you keep the business humming as-is, add new product lines, or reimagine the space, the potential here is huge. A rare chance to own both a business and a building in Ponokaâ€™s bustling coreâ€™because opportunities like this donâ€™t come around every fiscal year.

Built in 1967



Essential Information

MLS® #	A2255355
Price	\$501,900
Bathrooms	0.00
Acres	0.00
Year Built	1967
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	5026 50 Avenue
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J1G3

Additional Information

Date Listed	September 9th, 2025
Days on Market	60
Zoning	C1

Listing Details

Listing Office	eXp 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.