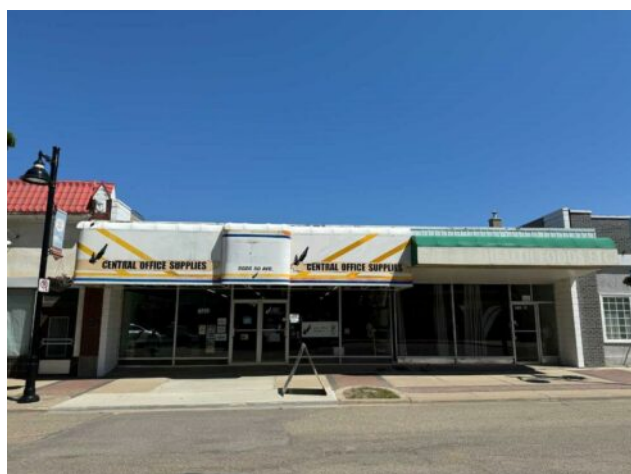


**5026 50 Avenue  
Ponoka, Alberta**

**MLS # A2255355**



# \$501,900

**Division:** Central Ponoka

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** White Delivery Van, Ford F350, 2X Tills(POS), 3 Computers, All Shelving, All Inventory, All other items AS IS,

Own a business where you'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 "borrows") and a Ford delivery van to keep loyal clients across central Alberta well supplied. This isn't just about paperclips and toner. The building itself is included, along with a strong tenant—Vantage Physio—on a three-year lease, providing steady rental income while you run the business. That means you'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, you'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 Ponoka's bustling core—because opportunities like this don't come around every fiscal year.