

4908 50 Street  
Ponoka, Alberta

MLS # A2279787



## \$275,000

**Division:** Central Ponoka

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,032 sq.ft.

**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** All fixtures

Discover the potential of this beautifully updated commercial property, ideally located in the heart of downtown Ponoka and currently operating as a successful chiropractic clinic. This turnkey space combines modern renovations with exceptional functionality, offering an outstanding opportunity for a wide range of business ventures. Designed to support a thriving operation, the property features ample parking with a large rear lot as well as convenient street parking for both clients and staff. Inside, a spacious reception area with a professional front desk creates an inviting and polished first impression. The layout includes eight flexible rooms that can easily serve as offices, treatment areas, or specialized workspaces to suit your business needs. A dedicated lunchroom offers a comfortable space for staff breaks, while two well-maintained washrooms add everyday convenience. Air conditioning ensures a comfortable environment year-round. Situated in a high-traffic downtown location, this property is well suited for medical practices, professional offices, wellness studios, or any business seeking a move-in-ready space with excellent visibility. With its modern appeal and prime setting, this is a fantastic opportunity to take your business to the next level.