

# \$501,900 - 5026 50 Avenue, Ponoka

MLS® #A2255355

**\$501,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

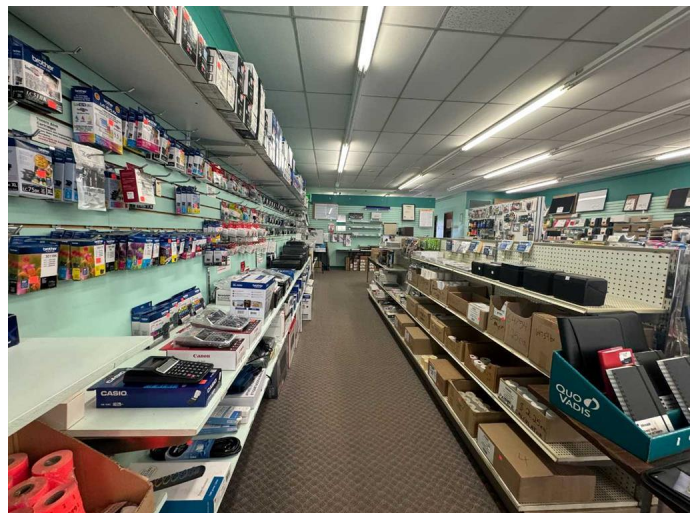
Central Ponoka, Ponoka, Alberta

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 | 12                  |
| Zoning         | C1                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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