



## 5502 Highway 2A , Ponoka, Alberta - \$395,000



Main Photo

### Property Description

Discover this exceptional commercial property, previously a veterinary clinic, ideally suited for a variety of business ventures. Situated on a 0.5-acre lot along the bustling Highway 2A in the heart of town, this property offers excellent visibility and a spacious parking lot to accommodate customers, and staff with ease. Step inside to a welcoming reception area complete with built-in shelving and a front desk, ideal for greeting clients and managing day-to-day operations. The space includes a kitchen area with cupboards and a sink. Several individual rooms can easily be converted into private offices, treatment rooms, or workspaces tailored to your business requirements. There is also large area for garage space. A spacious basement adds to the value, offering a laundry room with washer and dryer included, plus additional room

for storage, expansion, or future development. This property is a rare opportunity to establish or relocate your business in a high-visibility location with a versatile layout ready to bring your vision to life. Perfect for medical practices, professional offices, retail, storage or automotive.

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