

# \$1,950,000 - 5415 54 Street, Ponoka

MLS® #A2202165

**\$1,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.53 Acres

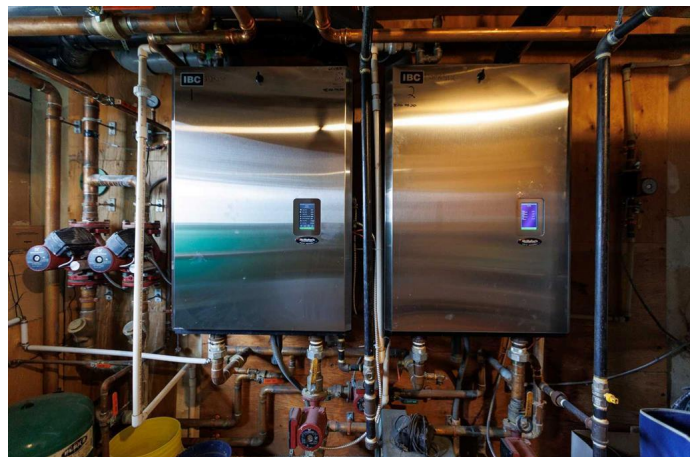
Central Ponoka, Ponoka, Alberta

Original owner has decided its time to retire after 47 years! This building has been meticulously maintained and offers an attainable 7% CAP rate. Rents have been well below market for several years, but will be brought closer to market on July 1/25. 18 Suites, consisting of 17 two bedroom and 1 one bedroom unit have historically had a very low vacancy rate. Excellent location in a town of over 7000 people. Ponoka has a bustling economy with 3 hospitals, agriculture and energy as well as the Ponoka Stampede. The owner has recently installed two new boilers (hot water heat), flooring in the common areas, fibreglass shingles on roof. Acrylic Stucco, windows, dura deck and deck rails have all been updated in the past few years. All units have had updating over time. There are 18 electrified parking stalls in the paved parking lot on the east side of the building. Plugins for parking are controlled inside each apartment. There are several very long term tenants in the building.

Built in 1978

## Essential Information

MLS® #	A2202165
Price	\$1,950,000
Bathrooms	0.00
Acres	0.53
Year Built	1978



Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	5415 54 Street
Subdivision	Central Ponoka
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1M9

### **Amenities**

Parking Spaces	18
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### **Interior**

Heating	High Efficiency, Hot Water, Natural Gas, Boiler
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### **Exterior**

Lot Description	Back Lane, Landscaped, Near Shopping Center, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	42
Zoning	R4

### **Listing Details**

Listing Office	Century 21 Advantage
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