\$1,950,000 - 101-306, 5415 54 Street, Ponoka

MLS® #A2202151

\$1,950,000

0 Bedroom, 0.00 Bathroom, 12,173 sqft Multi-Family 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

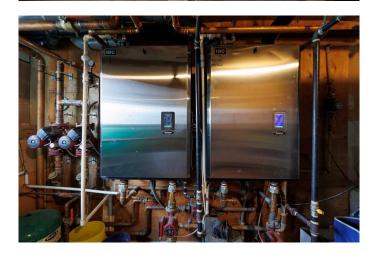
Essential Information

MLS® # A2202151 Price \$1,950,000

Bathrooms 0.00 Square Footage 12,173 Acres 0.53







Year Built 1978

Type Multi-Family

Sub-Type Apartment

Status Active

Community Information

Address 101-306, 5415 54 Street

Subdivision Central Ponoka

City Ponoka

County Ponoka County

Province Alberta
Postal Code T4J 1M9

Amenities

Parking Spaces 18

Parking Lot, Plug-In

Interior

Heating Central, Hot Water, Natural Gas, High Efficiency

of Stories 3

Exterior

Exterior Features Rain Gutters

Lot Description Back Lane, Landscaped, Paved, Near Shopping Center

Roof Fiberglass

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 46 Zoning R4

Listing Details

Listing Office Century 21 Advantage

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