

# \$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	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	43
Zoning	R4

### Listing Details

Listing Office	Century 21 Advantage
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