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# For Lease

## Ponoka Plaza

5015 - 50 Street, Ponoka, AB

Units of up to 5,186 SF and 11,085 SF  
available immediately



# Property Overview

Ponoka Plaza presents a premier leasing opportunity in the commercial heart of Ponoka’s Town Centre. Strategically located at the vibrant intersection of 50th Street and 50th Avenue, this retail power centre is an established daily needs destination hub. Your business will thrive alongside a synergistic mix of prominent national retailers that draw consistent, year-round customer traffic.

Benefit from unparalleled storefront visibility on 50th Street, ensuring maximum exposure for your brand. The plaza offers exceptional convenience for customers with ample parking available across two large lots, supplemented by easily accessible angled storefront stalls. With flexible C1 (Central Commercial) zoning designed to accommodate a diverse range of retail and service-based businesses, Ponoka Plaza is the ideal location to position your brand for success.

## Available Area

 **5,186 sf**  
Can be demised to  
1,384 sf and 3,802 sf

 **11,085 sf**

## Property Details

Base Rent  
 **Market** Lease Rate (PSF)  
Additional Rent (Est. 2026)  
 **\$5.71** CAM (PSF)  
 **\$2.13** Tax (PSF)  
Gas and power separately metered

Parking  
 **Surface**  
Occupancy  
 **Immediate**



## Target Categories

-  Automotive
-  Indoor playground
-  Box retail
-  Quick Service Restaurant
-  Hardware
-  Sporting Goods/Outdoor
-  Discount retail
-  Garden Centre

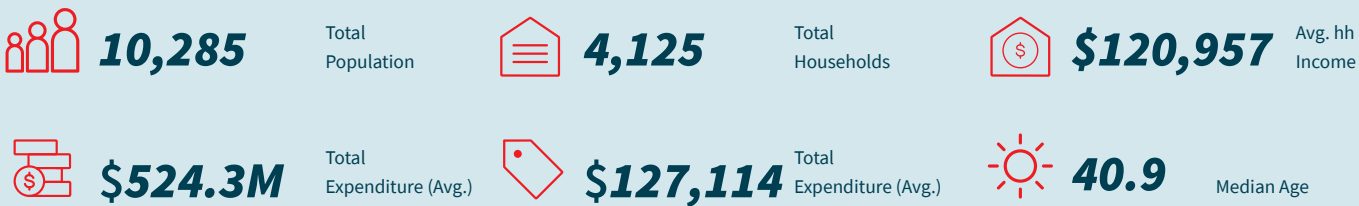


# Site Plan



# Location Overview

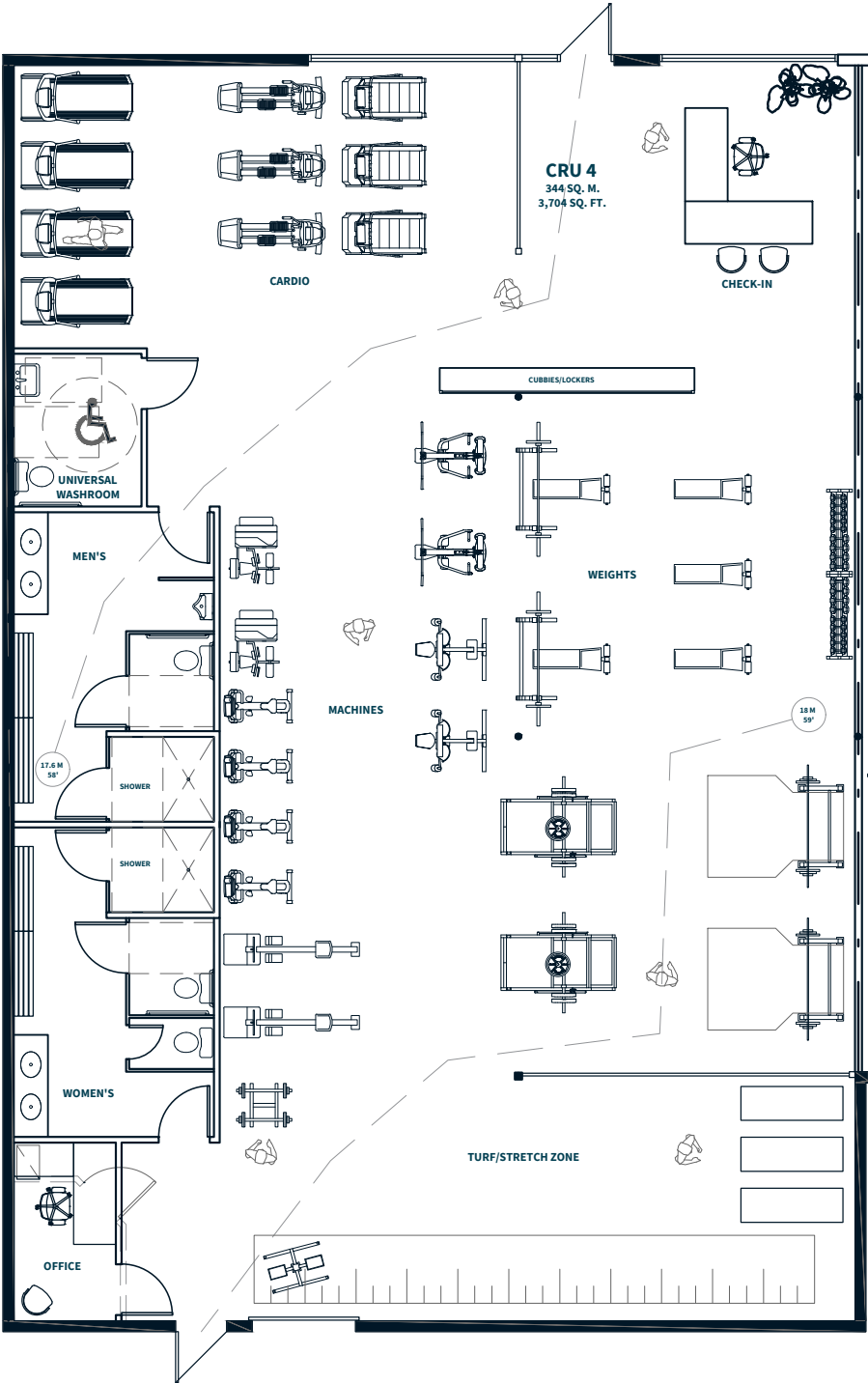
While the town of Ponoka has a population of approximately 10,000 residents, its actual retail trade area is significantly larger. It serves as the primary commercial centre for numerous surrounding smaller communities and a vast rural population involved in Central Alberta’s thriving agriculture and ranching industries. This secondary trade area provides a consistent and loyal customer base with distinct needs, often making fewer but larger shopping trips when they come to town. The demographic is a stable mix of families, agricultural producers, and professionals working in local healthcare and energy sectors.



Available space

5015 50 Street  
CRU 4 | 3,802 SF

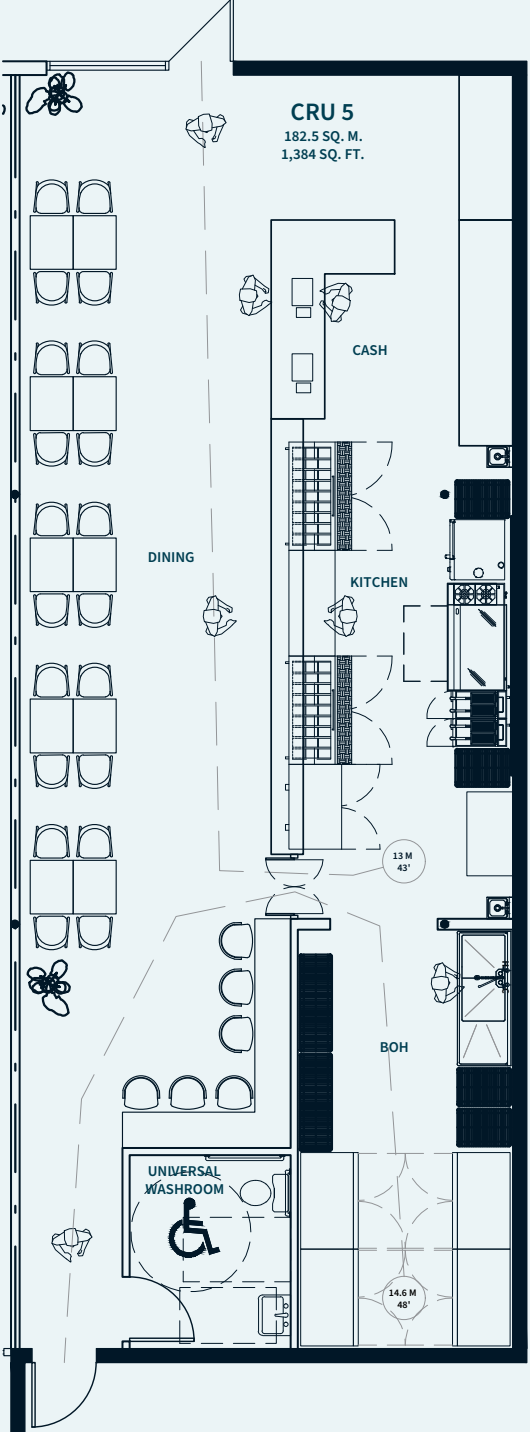
Test Fit: GYM  
plan for CRU 4



Available space

5015 50 Street  
CRU 5 | 1,384 SF

Test Fit: Coffee shop  
plan for CRU 5





**For more information, please contact:**

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