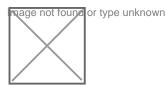


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **#9, 3614 67 STREET FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location** Ponoka, Alberta Listing ID:

27238 A2186236

MLS ID:

\$159,000



△ JANE WIERZBA

**(403)** 358-8770

RE/MAX real estate central alberta

**403-783-5007** 

#9, 3614 67 Street , Ponoka , Alberta T4J 1J8

**Transaction Type** 

For Sale

Subdivision

Southwest Industrial Park

Property Type

Commercial

Building Area (Sq. Ft.)

960.00

Roof

Metal

Inclusions

Desk, filing cabinet, all work benches and moveable work station, direct drive overhead door opener and 1 control, security system **Days On Market** 

110

Year Built

2008

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

89.19

**Foundation** 

Poured Concrete, Slab

Restrictions

None Known

Zoning

M1

Structure Type

Other

Legal Plan

0828487

**Construction Type** 

Vinyl Siding, Wood Frame

Heating

Overhead Heater(s)

Reports

Other Documents

This versatile 24' x 40' insulated, and heated commercial bay offers the ideal setup for handymen, tradespeople, or anyone seeking a functional workspace or storage. Featuring a 10' x 12' overhead door, 14' ceilings, and two convenient walk-through doors. This space is designed to accommodate a variety of projects. Included with the bay is a 20' x 35' chain-link fenced compound, providing secure outdoor storage for equipment or materials. Inside, you'll find a thoughtfully designed office space complete with a desk, chair, filing cabinet, and a large south-facing window that fills the room with natural light. A handy two-piece bathroom adds convenience. The main work area is equipped with a large sink, sturdy workbenches, and wood shelving, along with a moveable work station. Overhead Radiant heating, ceiling fans, and a newly installed fire detection system ensures comfort and safety year-round. For added peace of mind, the complex is equipped with 24-hour security cameras. Whether you're looking for a practical workspace or a secure storage solution, this bay offers flexibility and functionality in a prime industrial location.

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