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## 6701 & 6705 44 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
29281


**MLS ID:**  
A2193214

**\$2,200,000**



 **TYLER FESSLER**  
 (403) 357-4401

 **eXp Realty**  
 403-262-7653

 6701 & 6705 44 Avenue , Ponoka , Alberta T4J 1J8

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

163

**Zoning**

M1

**Subdivision**

Froman Industrial Park

**Building Type**Commercial Mix,Free-  
Standing,Manufacturing,Office  
Building,Retail,Warehouse**Year Built**

1998

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

9821171

**Building Area (Sq. Ft.)**

34870.00

**Building Area (Sq. M.)**

3239.50

**Lot Size (Sq. Ft.)**

173368

**Lot Size (Acres)**

3.98

**Heating**

Natural Gas

**Inclusions**

N/A

**Restrictions**

Restrictive Use Clause

**Reports**

None

Here is a chance to own a prime commercial property in the heart of Ponoka's South West industrial area. This property consists of 2 separate titles one consisting of .99 acres(plan 0122760 Lot 3) and the other 2.99 acres(plan 9821171 lot 1). The property includes a fenced yard, prime office space as well as covered storage and shop space. This property has so much potential it's a must see.

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