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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

\$1,700,000



△ TYLER FESSLER

**2** (403) 357-4401

**403-262-7653** 

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

**Transaction Type** 

Title

**Days On Market** 

For Sale

Fee Simple

**Building Type** 

307

Zoning

**Subdivision** 

Commercial Mix, Free-

M1

Froman Industrial Park

Standing, Manufacturing, Office

Building, Retail, Warehouse

Year Built

1998

Structure Type Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Mixed Use

Legal Plan

Building Area (Sq. Ft.)

Lot Size (Acres)

9821171

34870.00

Building Area (Sq. M.)

3239.50

Heating

Lot Size (Sq. Ft.)

3.98

173368

Inclusions

Restrictions

Natural Gas

N/A

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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