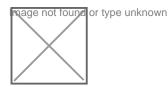


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6103 54 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Ponoka, Alberta Listing ID: 30514

MLS ID: A2219580

\$879,900



- **△** WESLEY GIESBRECHT
- **(403)** 350-5674
- □ Century 21 Advantage
- **403-346-0021**
- 6103 54 Street , Ponoka , Alberta T4J 1P8

Transaction Type

For Sale

Zoning C2

Year Built

1967

Property Sub Type

Mixed Use

Building Area (Sq. M.)

1950.95

Footprint (Sq. Ft.)

21819

Foundation

Poured Concrete

Access to Property

Direct Access

Reports

Other Documents

Title

Fee Simple

Subdivision

Central Ponoka

Structure Type

Industrial

Legal Plan

3198NY

Lot Size (Sq. Ft.)

174240

Construction Type

Wood Frame

Cooling

Central Air

Inclusions

N/A

Days On Market

125

Building Type

Commercial Mix

Property Type

Commercial

Building Area (Sq. Ft.)

21000.00

Lot Size (Acres)

4.00

Roof

Asphalt Shingle, Metal

Heating

Overhead Heater(s), Forced Air, Natural

Gas, Varies by Unit

Restrictions

Encroachment, Restrictive Covenant, See

Remarks

Featuring over 21,000 sq ft of buildings/ and out buildings, this C2-zoned mixed commercial/ Industrial parcel sits in-town on 4 Acre yard FENCED/ PACKED GRAVEL YARD/ W/TWO GATE AND TOWN DRAINAGE CULVERTS situated in the north end of Ponoka. Uncle Weiner's Wholesale currently operating out of it, Formerly the UFA farm supply store theres some great options for this package. 12,567 sq ft main building, 4,863 sq ft covered storage shed (24'x200'), a 2,863 sq ft quonset (42'x68') with heat/ 100amp power, concrete floors (42'x68'), and a 1,526 sq ft chemical shed (36'x42'). Packed yard, great for parking trucks/ equipment and so much more.

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