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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	Title Fee Simple	Days On Market 63
Zoning C2	Subdivision Central Ponoka	Building Type Commercial Mix
Year Built 1967	Structure Type Industrial	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 3198NY	Building Area (Sq. Ft.) 21000.00
Building Area (Sq. M.) 1950.95	Lot Size (Sq. Ft.) 174240	Lot Size (Acres) 4.00
Footprint (Sq. Ft.) 21819	Construction Type Wood Frame	Roof Asphalt Shingle,Metal
Foundation Poured Concrete	Cooling Central Air	Heating Overhead Heater(s),Forced Air,Natural Gas,Varies by Unit
Access to Property Direct Access	Inclusions N/A	Restrictions Encroachment,Restrictive Covenant,See Remarks
Reports Other Documents		

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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