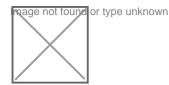


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 6103 54 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location** Ponoka, Alberta Listing ID:

30514 A2219580

MLS ID:

\$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** 

63

**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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