

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.

## 3620 67 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




**Location**  
Ponoka, Alberta



**Listing ID:**  
31239


**MLS ID:**  
A2237046

**\$1,270,000**



 **TASHA CORDEL**  
 (403) 704-5982

 RE/MAX real estate central alberta  
 403-783-5007

 3620 67 Street , Ponoka , Alberta T4J 1J8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> M1
<b>Subdivision</b> Southwest Industrial Park	<b>Building Type</b> Commercial Mix,Free-Standing,Mixed Use,Office Building,Warehouse	<b>Year Built</b> 2014
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0740407	<b>Building Area (Sq. Ft.)</b> 7500.00	<b>Building Area (Sq. M.)</b> 696.77
<b>Lot Size (Sq. Ft.)</b> 36590	<b>Lot Size (Acres)</b> 0.84	<b>Roof</b> Metal
<b>Heating</b> High Efficiency,In Floor,Forced Air,Zoned	<b>Inclusions</b> Pallet racking in warehouse, existing office furniture, existing break room furniture, security system, cameras	<b>Restrictions</b> None Known
<b>Reports</b> None		

What an AMAZING Opportunity to take ownership of this high quality, mixed use building in the Ponoka industrial park. This property offers nearly 3000 sq. ft. of office space, including a total of 5 offices, 3 bathrooms, break room, and board room. The front space is perfectly set up for you to add a show room or create an outstanding customer lounge space. There are two large executive offices with a private shared washroom facility - perfect for the owner/operator. Step through to the massive warehouse space that includes two separate overhead doors, in-floor heat, pallet racking and tons of space for you to store parts, materials and tools. There is framing in place for a third overhead door if that suits your business needs! Quick access to highway 2A and residual income from the Xplornet tower helps to cover operating costs. There is an existing lease for 4500 per year rent from the tower as well as Coverage on the Land taxes - so you only pay \$10,000.00 property tax for the next several years. There is ample client or employee parking in the front, and a U-Shaped drive along the side - so unloading large delivery trucks is a breeze. So if you are looking to expand your space, or bring your business to the town of Ponoka - TAKE this OPPROTUNITY to get into this amazing building.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.