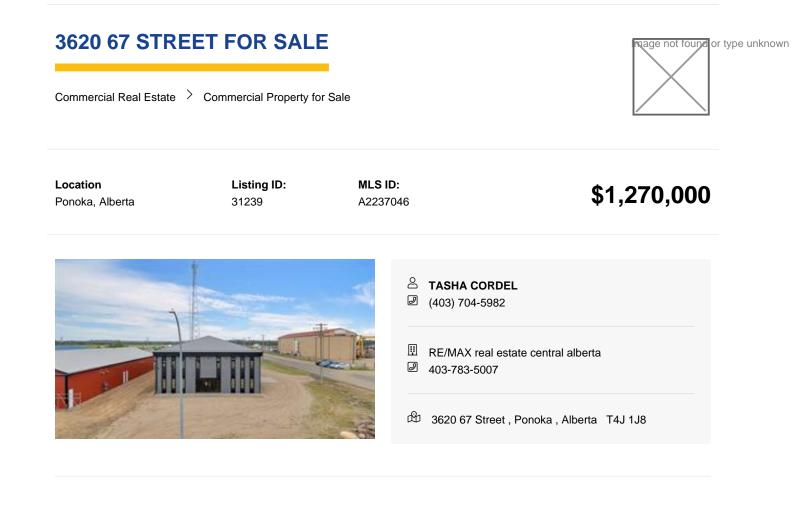


Generated: Jul 6, 2025, 12:15:43

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Transaction Type Days On Market Zoning For Sale M1 1 **Building Type** Subdivision Year Built Commercial Mix, Free-Standing, Mixed Southwest Industrial Park 2014 Use,Office Building,Warehouse Structure Type **Property Type Property Sub Type** Mixed Use Mixed Use Commercial Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.) 0740407 7500.00 696.77 Lot Size (Sq. Ft.) Lot Size (Acres) Roof 36590 0.84 Metal Inclusions Heating Restrictions Pallet racking in warehouse, existing

High Efficiency, In Floor, Forced

Air,Zoned

Reports 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 an because the front, and a U-Shaped drive along the side - so unloading large delivery trucks is a breeze. So if you are looking to

office furniture, existing break room

furniture, security system, cameras

None Known

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expand your space, or bring your business to the town of Ponoka - TAKE this OPPROTUNITY to get into this amazing building.

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