

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.

## 5304 49 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta

**Listing ID:**  
32143

**MLS ID:**  
A2257449

**\$650,000**



 **WARREN COCHLIN**  
 (780) 701-1932

 **CDN Global Advisors Ltd.**  
 403-531-4336

 **5304 49 Street , Ponoka , Alberta T4J1H3**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	124	M2
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Industrial Parks	1962	Industrial
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Industrial	6873BZ
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
3680.00	341.88	None
<b>Restrictions</b>	<b>Reports</b>	
Utility Right Of Way	Environmental Phase 1,Title	

Located in Ponoka, Alberta, with excellent access to Highway 2, Highway 53, and Highway 2A. This former concrete plant (demolished and removed) includes a 3,680 SF warehouse/shop and a 1,584 SF cold storage building. Zoned M2, accommodating a wide range of industrial and commercial uses. The well-compacted gravel yard is partially fenced and gated. The property offers one access point to 53 Avenue, one access point to 49 Street, along with 964 feet of frontage along 49 Street. The low site coverage ratio of 4% allows for future expansion or redevelopment

**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.