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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

Transaction Type

For Sale

Days On Market

124

Zoning

M2

Subdivision

Industrial Parks

Year Built

1962

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

6873BZ

Building Area (Sq. Ft.)

3680.00

Building Area (Sq. M.)

341.88

Inclusions

None

Restrictions

Utility Right Of Way

Reports

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

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