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## #8, 3614 67 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Ponoka, Alberta



**Listing ID:**  
32239

**MLS ID:**  
A2259161

**\$139,900**



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 403-783-5007

 #8, 3614 67 Street , Ponoka , Alberta T4J 1J8

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

2

**Zoning**

M1

**Subdivision**

Southwest Industrial Park

**Year Built**

2008

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0828487

**Building Area (Sq. Ft.)**

981.45

**Building Area (Sq. M.)**

91.18

**Construction Type**

Vinyl Siding, Wood Frame

**Roof**

Metal

**Foundation**

Poured Concrete, Slab

**Heating**

Overhead Heater(s)

**Inclusions**

Building only

**Restrictions**

None Known

**Reports**

None

This versatile commercial bay is an excellent opportunity for those seeking a practical and functional space with room to adapt to their needs. Measuring 24' x 40', it is fully insulated and heated, making it comfortable for year-round use. The bay is designed with 14' ceilings, a large 10' x 12' overhead door for easy access, and two additional man doors that provide convenience and flexibility. A south-facing window brings in natural light, creating a bright and inviting work environment. Inside, there is a handy 2-piece bathroom and additional space that can easily be set up as an office if required, making the bay suitable for a wide range of business or personal uses. Whether you're looking for secure storage, a dedicated workspace, or a place to operate a business, this property has the flexibility to accommodate it all. Adding to its appeal is the 20' x 35' chain-link fenced compound, ideal for outdoor storage or work needs. The compound is monitored with 24-hour security cameras, giving you peace of mind knowing your property is protected. With its thoughtful design and practical features this bay offers flexibility and functionality in a prime location.

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