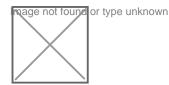


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

#8, 3614 67 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location Ponoka, Alberta Listing ID:

32239

MLS ID: A2259161

\$139,900



- [△] JANE WIERZBA
- **(403)** 358-8770
- RE/MAX real estate central alberta
- **403-783-5007**
- #8, 3614 67 Street , Ponoka , Alberta T4J 1J8

Transaction Type

For Sale

Zoning

M1

Structure Type

Industrial

Legal Plan 0828487

Construction Type
Vinyl Siding,Wood Frame

HeatingOverhead Heater(s)

Reports None Title

Fee Simple

Subdivision

Southwest Industrial Park

Property Type Commercial

Building Area (Sq. Ft.)

981.45

Roof Metal

InclusionsBuilding only

Days On Market

2

Year Built 2008

Property Sub Type

Mixed Use

Building Area (Sq. M.)

91.18

Foundation

Poured Concrete.Slab

Restrictions
None Known

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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