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6606 42 AVE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Ponoka, Alberta

Listing ID:
34170

MLS ID:
A2289330

\$899,000



 **TASHA CORDEL**
 (403) 704-5982

 RE/MAX real estate central alberta
 403-783-5007

 6606 42 Ave , Ponoka , Alberta T4J 1J8

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning M1	Subdivision Froman Industrial Park	Building Type Commercial Mix,Manufacturing,Mixed Use,Office Building,Warehouse
Year Built 1980	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 7822713	Building Area (Sq. Ft.) 12453.00
Building Area (Sq. M.) 1156.91	Lot Size (Sq. Ft.) 29620	Lot Size (Acres) 0.68
Access to Property Airport Nearby,Paved Road	Inclusions None	Restrictions None Known
Reports None		

This property offers exceptional flexibility and functionality, featuring an office trailer, an updated and modified clean shop, and a substantial industrial shop space previously operated as a welding facility. The main shop is equipped with cranes and high-power capacity, making it ideal for a wide range of industrial or commercial applications. The entire site is fully fenced, providing security and peace of mind, along with ample yard space to accommodate equipment, storage, or fleet parking. With its diverse layout and infrastructure, this property is well-suited for storage, mechanical services, detailing, fabrication, manufacturing, or a variety of other business ventures. The possibilities here are extensive—bring your vision to life in this highly functional industrial setting.

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