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## 6103 54 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Ponoka, Alberta



**Listing ID:**  
35214

**MLS ID:**  
A2301968

**\$879,900**



 **WESLEY GIESBRECHT**  
 (403) 350-5674

 Century 21 Advantage  
 403-346-0021

 6103 54 Street , Ponoka , Alberta T4J 1P8

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| <b>Transaction Type</b><br>For Sale        | <b>Title</b><br>Fee Simple             | <b>Days On Market</b><br>1   |
| <b>Zoning</b><br>C2                        | <b>Subdivision</b><br>Central Ponoka   | <b>Building Type</b><br>Commercial Mix                                     |
| <b>Year Built</b><br>1967                  | <b>Structure Type</b><br>Industrial    | <b>Property Type</b><br>Commercial   |
| <b>Property Sub Type</b><br>Mixed Use      | <b>Legal Plan</b><br>3198NY            | <b>Building Area (Sq. Ft.)</b><br>21000.00                                 |
| <b>Building Area (Sq. M.)</b><br>1950.95   | <b>Lot Size (Sq. Ft.)</b><br>174240    | <b>Lot Size (Acres)</b><br>4.00  |
| <b>Footprint (Sq. Ft.)</b><br>21819        | <b>Construction Type</b><br>Wood Frame | <b>Roof</b><br>Asphalt Shingle,Metal                                       |
| <b>Foundation</b><br>Poured Concrete       | <b>Cooling</b><br>Central Air          | <b>Heating</b><br>Overhead Heater(s),Forced Air,Natural Gas,Varies by Unit |
| <b>Access to Property</b><br>Direct Access | <b>Inclusions</b><br>N/A               | <b>Restrictions</b><br>Encroachment,Restrictive Covenant,See Remarks       |
| <b>Reports</b><br>Other Documents          |  |  |

Featuring over 21,000 sq ft of buildings/ and out buildings, this C2-zoned mixed commercial/ Industrial parcel sits in-town on 4 Acre yard FENCED/ PACKED GRAVEL YARD/ W/TWO GATE AND TOWN DRAINAGE CULVERTS situated in the north end of Ponoka. Uncle Weiner's Wholesale currently operating out of it, Formerly the UFA farm supply store theres some great options for this package. 12,567 sq ft main building, 4,863 sq ft covered storage shed (24'x200'), a 2,863 sq ft quonset (42'x68') with heat/ 100amp power, concrete floors (42'x68'), and a 1,526 sq ft chemical shed (36'x42'). Packed yard, great for parking trucks/ equipment and so much more.

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