



Sale Price:

\$1,475,000

±8,597 SF

On 2.02 Acres

Blair McArthur

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Freestanding Industrial Building on 2.02 Acres For Sale

6707 46 Avenue, Ponoka, AB

Accelerating success.



CMN Calgary Inc.

Property Overview

Municipal Address	6707 46 Avenue Ponoka, AB
Legal Address	Plan 9924333 ; Lot 3
Main Office	± 1,486 SF
2nd Floor Office	± 1,486 SF
Warehouse	± 5,625 SF
Total Area	± 8,597 SF
Site Size	2.02 Acres
Year Built	2002
Zoning	M1 - Light Industrial
Ceiling Height	30' Clear
Cranes	1 x 10-Ton (22' hook height)
Loading	3 Drive-In (14' x 16') 1 Drive-In (16' x 16') 1 Drive-In (24' x 18')
Power	400A, 600V (TBV)
Make-Up Air	Rooftop MUA - CFM (TBV)
Drainage	Trench drains and sumps
Taxes	\$16,435.00 (est. 2024)
Sale Price	\$1,695,000.00 \$1,475,000.00
Available	Negotiable

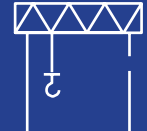
Building Features



5 Drive-In OH Doors



Easy Access to the
QEII HWY



10-Ton Crane



400A, 600V Power
Capacity (TBV)

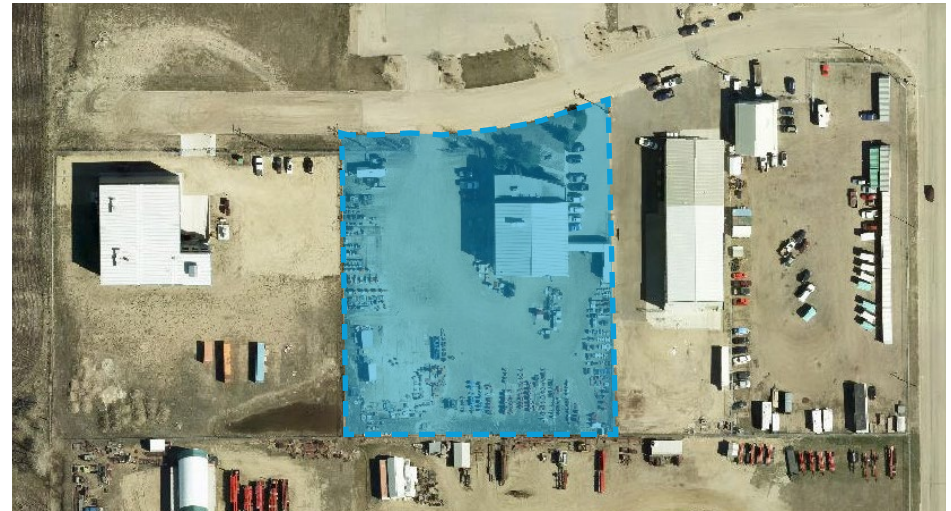


Clean Phase I
ESA



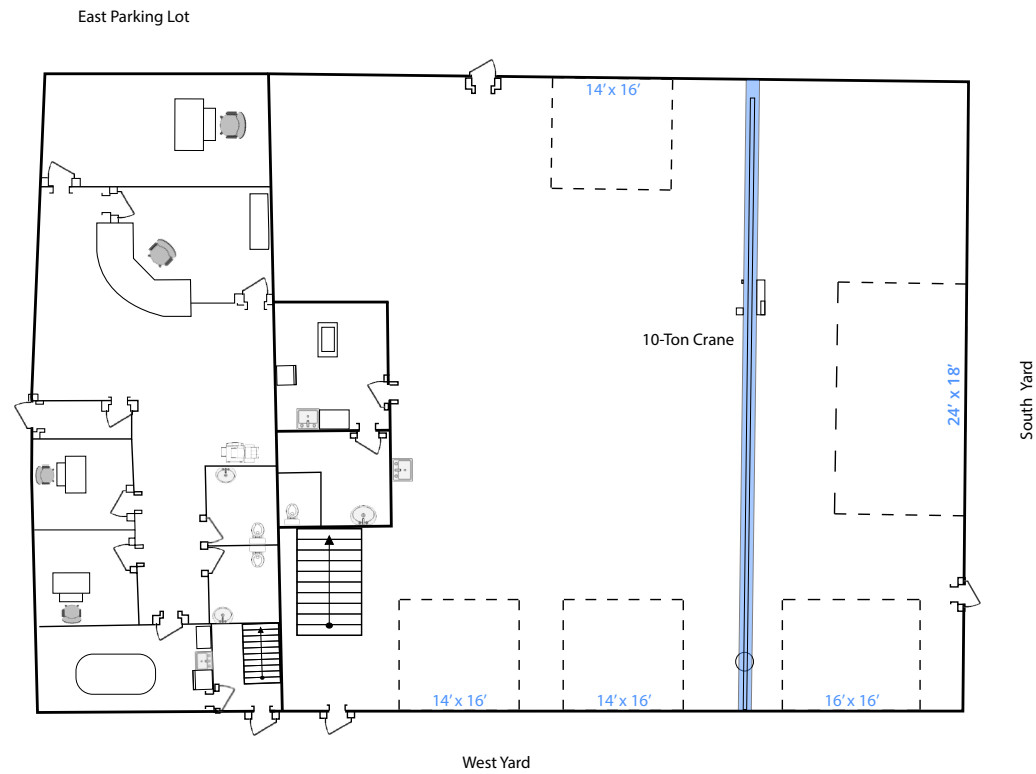
Attractive Small Office
Area Over Two Floors

Site Plan

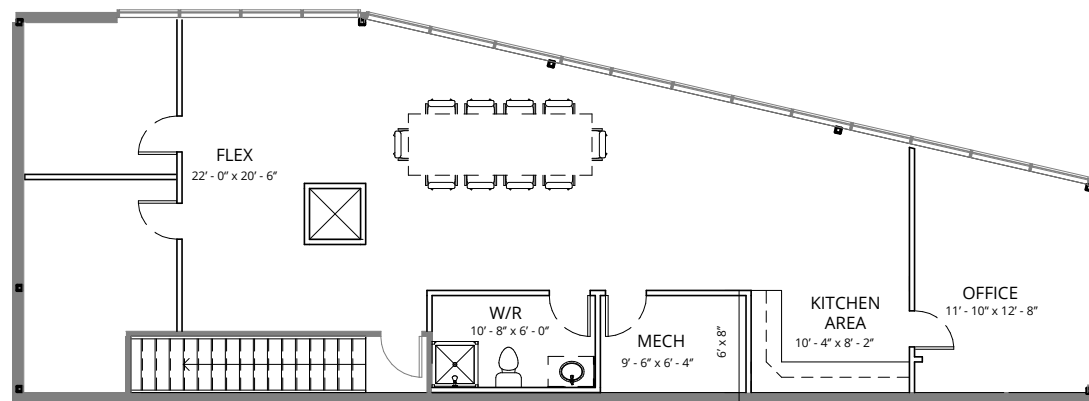


Floor Plans

Main Floor



Second Floor

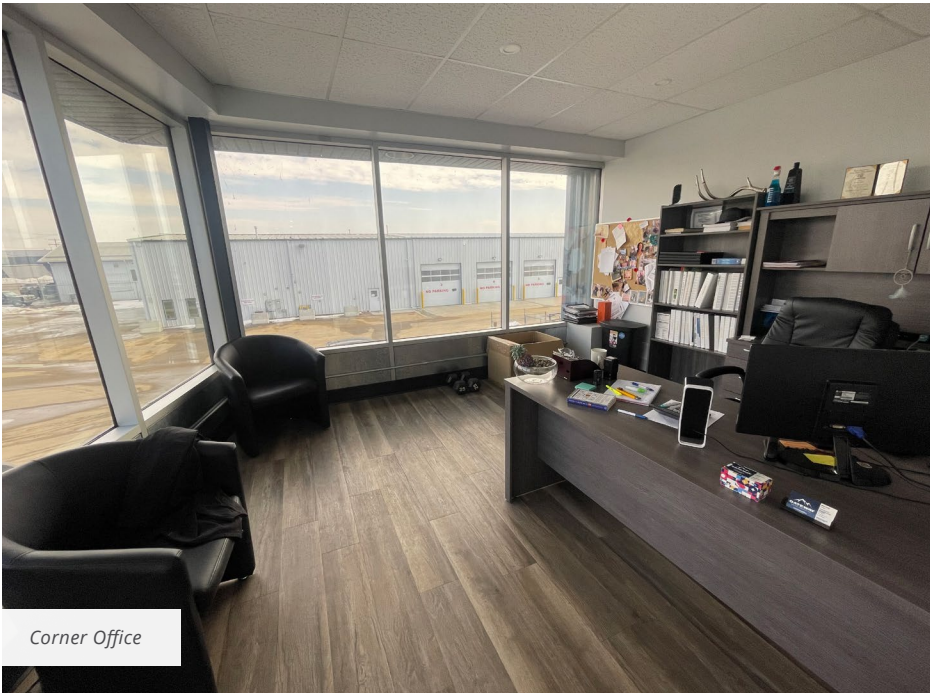




Reception



Loading Doors



Corner Office



10-ton Crane



Warehouse



East Parking Lot



Boardroom



Reception



Kitchenette



Highway

67 Street

6707 46 Avenue, Ponoka, AB

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