

FOR SALE

PONOKA - BUILDING AND LAND

NAI Commercial

APPROXIMATELY 3,000 SF CONCRETE BUILDING  
ON 1.2 ACRES **NOW \$95,000**



**MOTIVATED  
SELLERS**

**6028 - 49 STREET | PONOKA, AB | 1.2 ACRES±**

#### PROPERTY DESCRIPTION

- Situated in the Northeast corner of Ponoka with easy access to Highway 2A and QEII
- Great central location only 45 minutes from Leduc and 30 minutes to Red Deer
- Low property taxes compared to larger centres
- Zoned M2 - Heavy Industrial
- Additional land available with option to buy 1.2 acres to 8.36 acres±
- Building is a concrete structure being sold “as is”
- Flexible purchase terms and motivated sellers

#### MAT HEHR

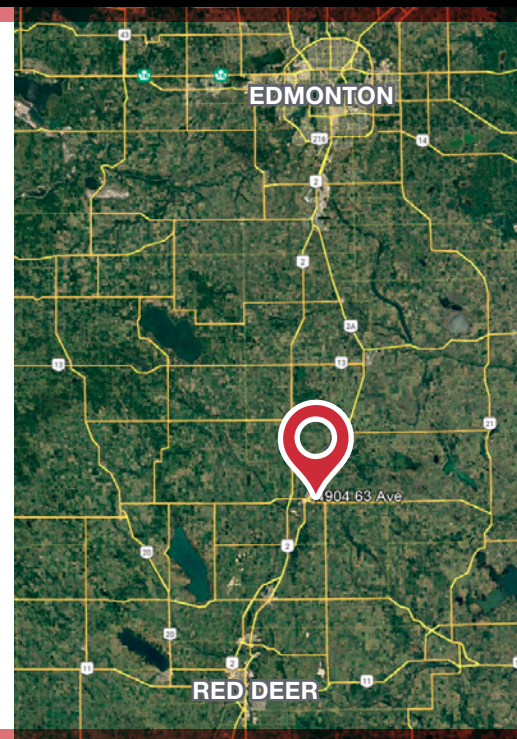
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ADDITIONAL INFORMATION

ADDRESS	6028 - 49 Street
SIZE	1.2 acres±
AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 4334RS Lot 10 - 13
ZONING	M2 Heavy Industrial
PROPERTY TAXES	\$2,183.46 (2023)
SALE PRICE	<del>\$162,000</del> <b>\$95,000</b>
LOTS 11-13	Available at \$100,000/acre

