



**GRASSROOTS**  
REALTY GROUP

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6606 42 ave  
Ponoka, Alberta

MLS # A2289330



**\$899,000**

**Division:** Froman Industrial Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 12,453 sq.ft.

**Zoning:** M1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.68 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 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.