



GRASSROOTS

REALTY GROUP

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**2910 & 2920 35 Street
Ponoka, Alberta**

MLS # A2294220



\$3,850,500

Division:	NONE	
Cur. Use:	-	
Style:	-	
Size:	0 sq.ft.	Age: -
Beds:	-	Baths: -
Garage:	-	
Lot Size:	-	
Lot Feat:	-	

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	32-42-25-W4
Exterior:	-	Zoning:	UR
Foundation:	-	Utilities:	-
Features:	-		

Major Use: See Remarks

This Quarter Section offers Unique Investment Opportunities in a Prime Location on the outskirts of Ponoka, with easy access to Highways 2, 2A, and 53. Featuring two titles and a Structural Development Plan, the property presents possibilities for future development into Country Residential Acreages with Town Approval, or it can be maintained as Farm Land. Ideally Located at the Town's Edge, it is close to Local Amenities, a Golf Course, and a Major Equestrian Event Center. Ponoka is well known for hosting significant Equestrian Events, including Canada's Second Largest Professional Rodeo and the World Professional Chuckwagon Races. The property is well connected with a nearby local Ponoka Airport (which is a CBSA Canpass airport which means if you apply to be part of the Canpass and if are accepted into the program you can clear customs in Ponoka) and is only 40 minutes from the International Airport in Nisku near Edmonton. Medical Professionals will appreciate access to over 25 Hospitals within an hour's drive as well as Ponoka is home to a prominent Centennial Centre for Mental Health and Brain Injury Hospital. Currently used for farming and grazing, this Land Offers Strong Potential for Future Development, making it Prime Real Estate in Alberta with a variety of possible uses, Excellent Growth Prospects, or an Ideal Opportunity to Park Capital for Future Investment. There are additional lands for sale adjacent to this listing to enhance the Development Potential and Possibilities.