



GRASSROOTS
REALTY GROUP

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6509 46 Avenue
Ponoka, Alberta

MLS # A2339539



\$450,000

Division: Industrial Parks

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,784 sq.ft.

Zoning: M1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Own just over one acre on two titles in Ponoka's industrial park. Surrounded by many businesses this property has the potential for high visitability. Featuring a treed lot including a former house/office with a garage on it gives a new owner many possibilities. Full disclosure that the buildings roof has leaked and there is mold in the building as well as the heating system isn't working. With some TLC the building may have potential for a new eager business person or remove it and have a large lot to build on.