



GRASSROOTS
REALTY GROUP

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6403 44 Avenue
Ponoka, Alberta

MLS # A2339883



\$849,000

Division: Industrial Parks

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 5,848 sq.ft.

Zoning: M1

Heating: Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: none

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Building and Land Only! Looking for an opportunity to own a 5,800 sq. ft. industrial shop on one acre with a fenced compound in the Town of Ponoka? Your wait is over! This versatile property offers excellent potential for an owner-user, investor, or multiple businesses, with a functional layout that could accommodate one operation or potentially be divided into two or three separate spaces. The north end features a spacious office/reception area leading into an open shop space with 12' x 10' and 14' x 12' overhead doors, 220V three-phase power—previously utilized as a welding shop—a 2-piece bathroom, plus a lunchroom located in the mezzanine. The second shop area features a 12' x 14' overhead door, while two additional bays each offer 14' x 14' overhead doors, providing excellent access for trucks, equipment, and a variety of industrial uses. This portion also includes a 2-piece bathroom and upper-level office space. Additional features include LED lighting throughout the shop areas and building exterior, a fenced compound, gravel yard, low-maintenance landscaping, and an abundance of parking and yard space surrounding the building. Situated on a prominent corner with excellent exposure and visibility near Vold Jones Vold Auction Mart, Sommer Home Hardware Building Centre, and Highway 2A, this property offers convenient access from both 64th Street and 44th Avenue. A versatile industrial property with excellent access, substantial yard space, office space, two bathrooms, multiple overhead doors, three-phase power, and plenty of potential for your business or investment portfolio!