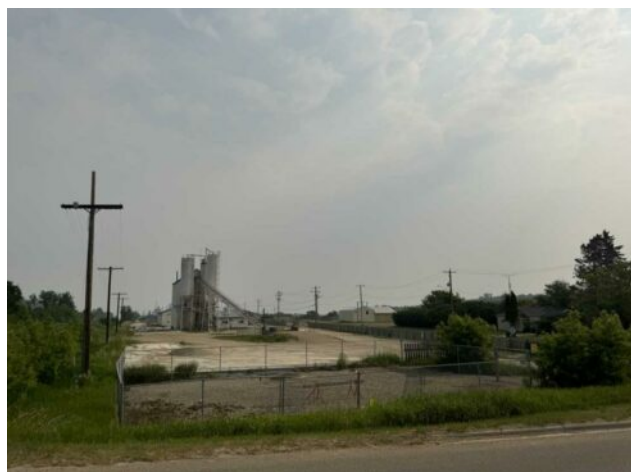


**5304 49 Street  
Ponoka, Alberta**

**MLS # A2257449**



# \$650,000

**Division:** Industrial Parks

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 3,680 sq.ft.

**Zoning:** M2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Located in Ponoka, Alberta, with excellent access to Highway 2, Highway 53, and Highway 2A. This former concrete plant (demolished and removed) includes a 3,680 SF warehouse/shop and a 1,584 SF cold storage building. Zoned M2, accommodating a wide range of industrial and commercial uses. The well-compacted gravel yard is partially fenced and gated. The property offers one access point to 53 Avenue, one access point to 49 Street, along with 964 feet of frontage along 49 Street. The low site coverage ratio of 4% allows for future expansion or redevelopment.