

4601 55 Street
Ponoka, Alberta

MLS # A2264275



\$1,300,000

Division:	Central Ponoka		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,696 sq.ft.	Age:	1964 (62 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.38 Acre		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Bldg Name:	The Manor House
Floors:	-	Water:	-
Roof:	Asphalt	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 14 Stoves, 14 Fridges, Washer and Dryer, Window Coverings

This 14 suite apartment in Ponoka offers a great income generating opportunity. 4 bachelor suites, 2 1-b/r suites and 8 2-b/r suites. Upgrades include all new windows, peaked shingled roof, Two High Efficiency Boilers (1 for heat and 1 for domestic water), 4 Exterior Sumps, exterior styrofoam insulation & vinyl siding, balconies. A number of the units have been renovated. Triple car garage is heated, includes 220 wiring and has a separate meter for power. Includes 1 garage door opener with keypad entry. Would work well as a workshop or storage. Plenty of parking.