

FOR SALE

±8,597 Sq. Ft. on

±2.02 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



6707 46 Avenue, Ponoka, AB

FREESTANDING INDUSTRIAL BUILDING

Property Highlights

- 5 drive-in OH doors
- Easy access to the QEII Highway
- 10-ton crane
- Clean Phase 1 ESA
- 400A, 600V power capacity
- Attractive office area spread over two floors
- Offering 2 acres of expansive parking, providing ample space for all your needs



403.930.8180



www.lizotterealestate.com



#300 222 58 Avenue SW
Calgary, AB | T2H 2S3



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR SALE

Freestanding Industrial Building on 2.02 Acres

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



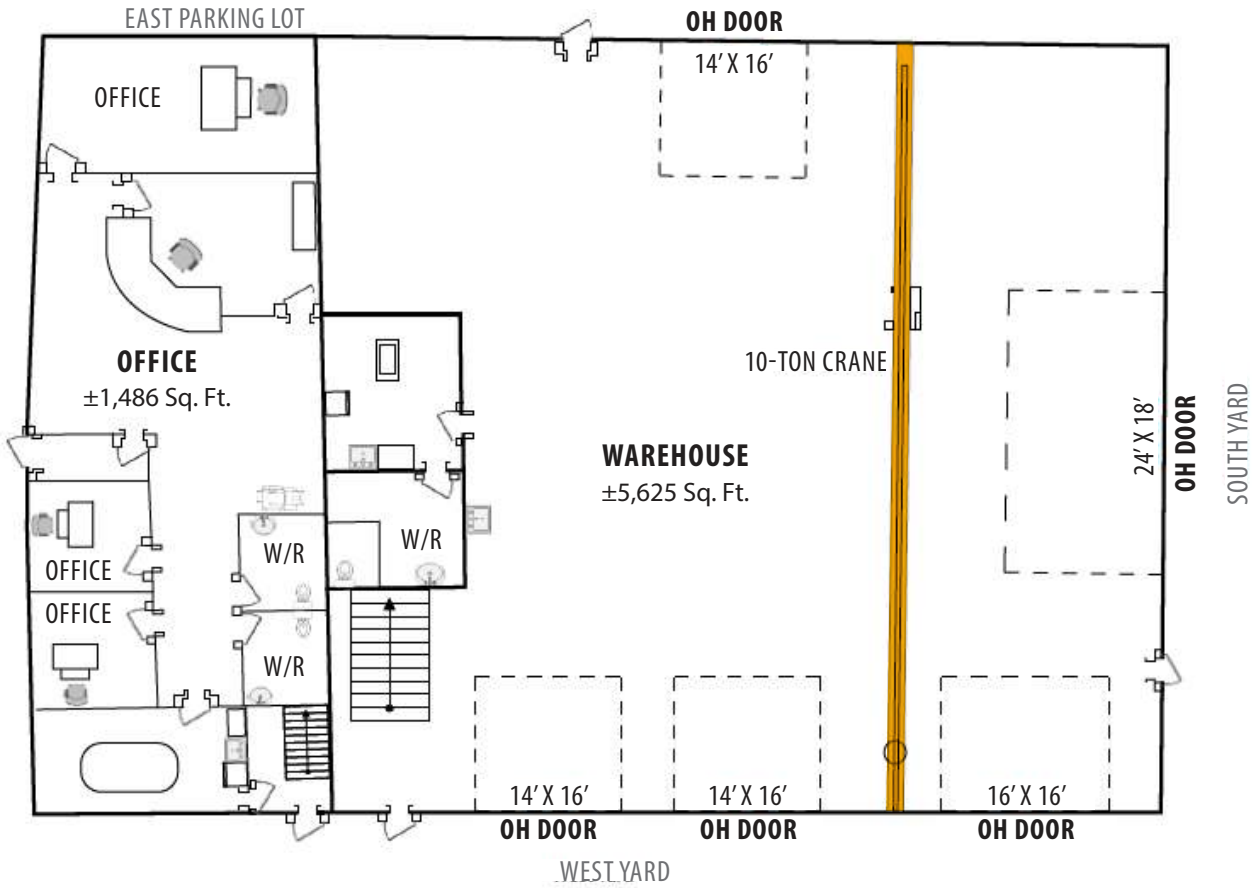
FOR SALE

Freestanding Industrial Building on 2.02 Acres

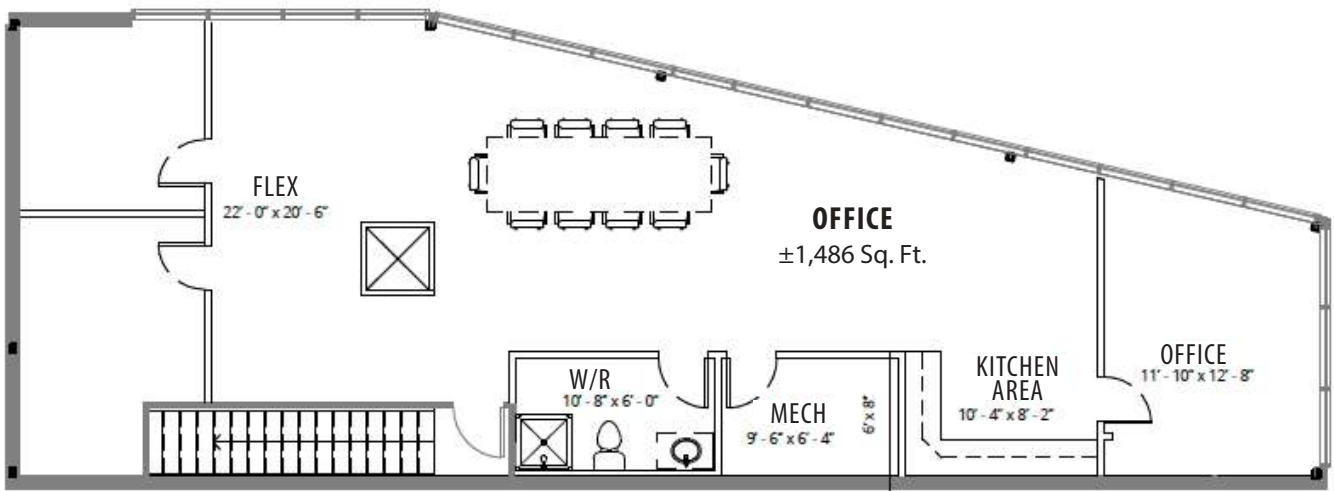
LIZOTTE
AND ASSOCIATES REAL ESTATE INC

Floor Plan

Main Floor



Second Floor



FOR SALE

Freestanding Industrial Building on 2.02 Acres

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 6707 46 Avenue, Ponoka, AB

Legal Address: Plan 9924333 ; Lot 3

Lot Size: ±2.02 Acres

Building Size: ±8,597 Sq. Ft.

Zoning: M1-Light Industrial

Parking: Scramble parking

Power: 400A, 600V (TBV)

Sumps: Sumps & Trench Drains

Ceiling Height: 30' Clear

Loading: 3 Drive-In (14' x 16'), 1 Drive-In (16' x 16'),
1 Drive-In (24' X 18')

Possession: Negotiable

Contact

David Nicol

Senior Associate
Cell: 403.660.6460
Direct: 403.930.8180 ex 205
dnicol@lizotterealestate.com

Scott Kimmins

Associate
Cell: 403.554.7258
Direct: 403.930.8180
scott@lizotterealestate.com

Jayden Sittler

Associate
Cell: 403.896.9293
Direct: 403.930.8180
jayden@lizotterealestate.com

Zan Choucair

Unlicensed Assistant
Cell: 587.894.3084
Direct: 403.930.8180
zan@lizotterealestate.com

\$\$\$

Purchase Price: \$1,475,000.00

Taxes: 16,435.00 (est. 2024)

