



**GRASSROOTS**  
REALTY GROUP

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**6103 54 Street  
Ponoka, Alberta**

**MLS # A2219580**



**\$879,900**

**Division:** Central Ponoka

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 21,000 sq.ft.

**Zoning:** C2

**Heating:** Overhead Heater(s), Forced Air, Natural Gas, Varies by Unit

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Asphalt Shingle, Metal

**Utilities:** -

**Exterior:** Wood Frame

**Parking:** -

**Water:** -

**Lot Size:** 4.00 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Featuring over 21,000 sq ft of buildings/ and out buildings, this C2-zoned mixed commercial/ Industrial parcel sits in-town on 4 Acre yard FENCED/ PACKED GRAVEL YARD/ W/TWO GATE AND TOWN DRAINAGE CULVERTS situated in the north end of Ponoka. Uncle Weiner's Wholesale currently operating out of it, Formerly the UFA farm supply store theres some great options for this package. 12,567 sq ft main building, 4,863 sq ft covered storage shed (24'x200'), a 2,863 sq ft quonset (42'x68') with heat/ 100amp power, concrete floors (42'x68'), and a 1,526 sq ft chemical shed (36'x42'). Packed yard, great for parking trucks/ equipment and so much more.