



GRASSROOTS
REALTY GROUP

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**3620 67 Street
Ponoka, Alberta**

MLS # A2237046



\$1,270,000

Division: Southwest Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,500 sq.ft.

Zoning: M1

Heating: High Efficiency, In Floor, Forced Air, Zoned

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.84 Acre

Lot Feat: -

Inclusions: Pallet racking in warehouse, existing office furniture, existing break room furniture, security system, cameras

What an AMAZING Opportunity to take ownership of this high quality, mixed use building in the Ponoka industrial park. This property offers nearly 3000 sq. ft. of office space, including a total of 5 offices, 3 bathrooms, break room, and board room. The front space is perfectly set up for you to add a show room or create an outstanding customer lounge space. There are two large executive offices with a private shared washroom facility - perfect for the owner/operator. Step through to the massive warehouse space that includes two separate overhead doors, in-floor heat, pallet racking and tons of space for you to store parts, materials and tools. There is framing in place for a third overhead door if that suits your business needs! Quick access to highway 2A and residual income from the XplorNet tower helps to cover operating costs. There is an existing lease for 4500 per year rent from the tower as well as Coverage on the Land taxes - so you only pay \$10,000.00 property tax for the next several years. There is ample client or employee parking in the front, and a U-Shaped drive along the side - so unloading large delivery trucks is a breeze. So if you are looking to expand your space, or bring your business to the town of Ponoka - TAKE this OPPORTUNITY to get into this amazing building.