



**3912 66 Street  
Ponoka, Alberta**

**MLS # A2259183**

**\$475,000**



**Division:** Southwest Industrial Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,306 sq.ft.

**Zoning:** M1

**Heating:** Forced Air

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Metal

**Utilities:** -

**Exterior:** Aluminum Siding , Metal Siding

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Shop, office building on skids

Located in the southwest industrial area, this property offers excellent visibility on a main road, with steady traffic from nearby businesses and hotels. The site is well set up with a large fenced yard, perfect for the safe storage of trailers, vehicles, or materials. A spacious warehouse/shop provides ample room for storage or operations, while an office building on skids offers a functional workspace. The office building is also heated and has air conditioning for year round comfort. There is also plenty of parking available on-site, making it convenient for staff and customers. Previously utilized by a thriving company for many years, this property is ready for new owners to bring their vision and take advantage of the prime location. Please note, the this lot can not be sold separately without the sale of the existing HVAC business. Seller would also consider leasing to the purchaser of the HVAC business. This offering includes the fenced lot, office building on skids, and warehouse/shop.