



GRASSROOTS
REALTY GROUP

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**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 (61 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.38 Acre

Lot Feat: -

Heating: Boiler, Natural Gas

Floors: -

Roof: Asphalt

Basement: -

Exterior: -

Foundation: -

Features: -

Bldg Name: The Manor House

Water: -

Sewer: -

LLD: -

Zoning: R4

Utilities: -

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.