



GRASSROOTS
REALTY GROUP

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**6702 & 6706 44 Avenue
Ponoka, Alberta**

MLS # A2273519



\$4,400,000

Division: Industrial Parks

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 15,969 sq.ft.

Zoning: M1

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: 2 overhead cranes.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

This outstanding industrial property in the Ponoka Industrial Park offers an incredible 7.25 acres on two titles, fully equipped and designed to support a wide range of industrial operations. From manufacturing and welding to trucking or multi-tenant use, this site provides unmatched versatility and infrastructure. The main building includes approximately 1,300 sq. ft. of office space on the main level, leading into a highly functional and impressively outfitted shop. The primary shop bay measures 75' x 160' and is engineered for heavy industrial work with: Two 10-ton cranes with 21 ft uninterrupted hook height spanning the entire length of the building. Multiple power voltages throughout the shop and air compressor lines accessible in all areas. 7 bays, including three 20-ft-wide overhead doors, a drive thru bay, two bays with floor tie-downs, two shear vibration handling pads, In-floor power outlets. Heated exhaust fans and radiant heating as well there are welding outlets the exterior of the building. Upstairs, there is a developed second level accessible from outside, offering extra office space, a boardroom, and kitchen facilities—perfect for crews or administrative operations to work independently. On the east side of the main office, an additional bay provides even more flexibility, complete with its own office, storage, and kitchen area, ideal for separate workflows or additional tenants. The yard is equally well equipped, featuring: A 40' x 70' fully finished shop with 100-amp service, 220 outlet, in-floor heat, excellent lighting, and a large overhead door—ideal for finishing work A 30' x 70' heated quonset building with in-floor heating for additional workspace or storage Paved customer parking, fully fenced, security system and cameras. With an abundance of features and exceptional industrial infrastructure, this property must be seen to be fully appreciated.

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