



**GRASSROOTS**  
REALTY GROUP

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**1 431029 Range Road 261**  
**Rural Ponoka County, Alberta**

**MLS # A2280730**



**\$960,000**

**Division:** NONE

**Lot Size:** 6.00 Acres

**Lot Feat:** -

**By Town:** Ponoka

**LLD:** 12-43-26-W4

**Zoning:** Prime Location Commercial

**Water:** See Remarks

**Sewer:** -

**Utilities:** -

Lot 1. Own a parcel of commercial land in the heart of Central Alberta with frontage on highway #2 in the County of Ponoka. Build your new business in a newly created subdivision with several large well established companies in a nice industrial area. Dirt work has been brought up to sub grade with some services to the lot line. Located within an hour to Edmonton and 40 minutes to Red Deer makes this a great location for all of the amenities needed for a variety of business needs. The proximity to the high load corridor makes this location ideal for industrial and commercial companies looking to expand with major highway access to highway 53 and 2 In all directions to the North South East and West. Close to all the amenities and Central Alberta's workforce this property is very attractive for future development.