



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**On Highway 2A  
Rural Ponoka County, Alberta**

**MLS # A2128468**



**\$175,000**

**Division:** NONE

**Lot Size:** 3.70 Acres

**Lot Feat:** Few Trees

**By Town:** Morningside

**LLD:** 11-42-26-W4

**Zoning:** CR

**Water:** -

**Sewer:** -

**Utilities:** -

Spanning approximately 3.7 +/- this parcel features a lucrative asset in the form of a cell tower generating \$6000 in annual rental income. With the lease extending until 2041, this parcel offers a stable source of revenue and ample space for potential development projects. Can be bought individually or in conjunction with MLS A2128438