

FOR SALE

PONOKA COMMERCIAL LAND

NAI Commercial



**PRICE
REDUCED!
NOW: \$1,450,000**

260089 TOWNSHIP ROAD 442 | PONOKA, AB | 22 ACRES±

PROPERTY DESCRIPTION

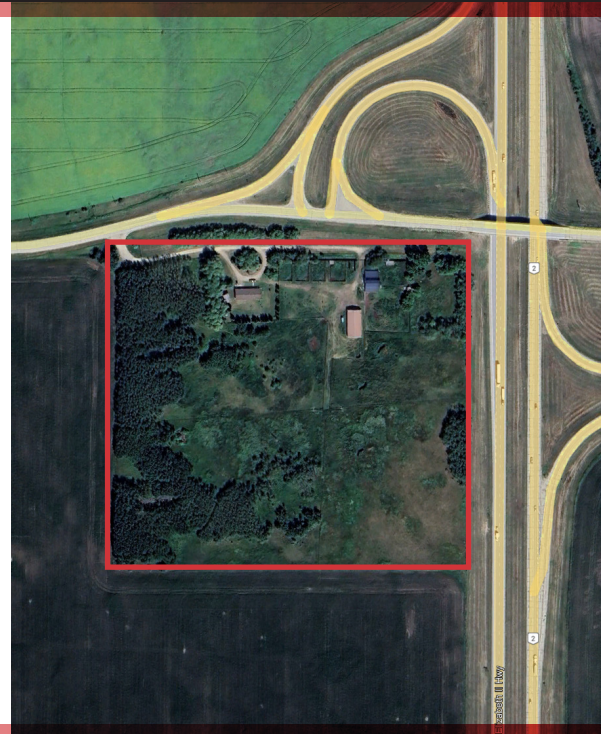
- Situated on the corner of Queen Elizabeth II Highway and Township Rd 442
- Great central location only 30 minutes from Leduc
- Rezoned from Agricultural District to Prime Location Commercial District giving a wide range of development options
- Two storage buildings
- Low property taxes compared to larger centres
- Roughly 990 feet of frontage to the Queen Elizabeth II Highway, with exposure to each direction

MAT HEHR

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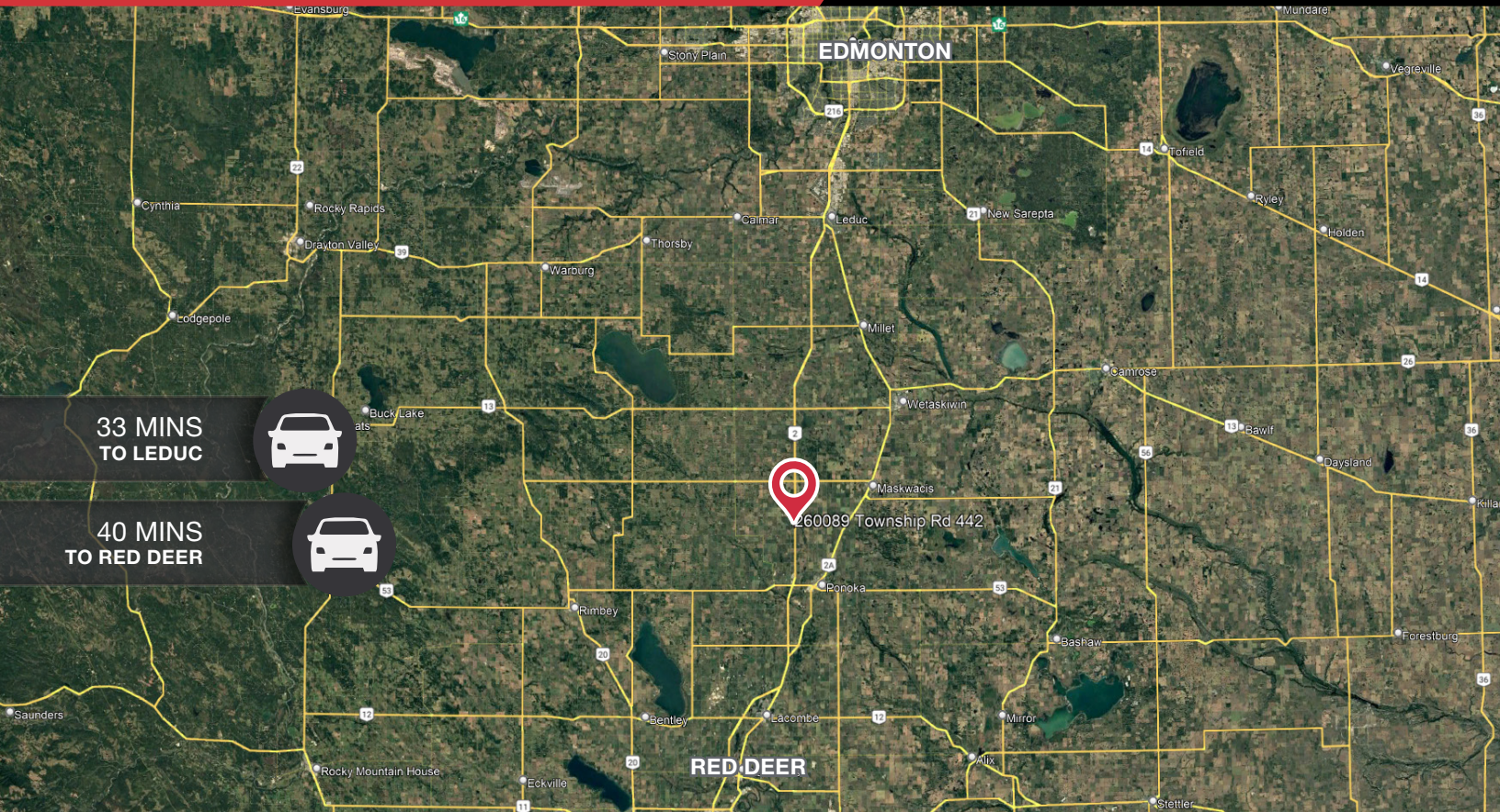
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



ADDITIONAL INFORMATION

SIZE	22 acres±
LEGAL DESCRIPTION	Plan 0220953 Blk 1 Lot 1
ZONING	Prime Location Commercial District
AVAILABLE	Immediately
SALE PRICE	\$1,800,000 \$1,450,000
PROPERTY TAXES	TBD



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