

// 3,680 Square Feet on 2.77 Acres



FOR SALE

5304 49 Street, Ponoka, AB

WARREN COCHLIN | Senior Vice President, Associate
780.701.1932 | wcochlin@cdnglobal.com

CARRIE PASEMKO | Associate
780.701.1930 | cpasemko@cdnglobal.com

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PROPERTY HIGHLIGHTS

- Located in Ponoka, Alberta, with excellent access to Highway 2, Highway 53, and Highway 2A
- This former concrete plant (demolished and removed) includes a 3,680 SF warehouse/shop and a 1,584 SF cold storage building
- Zoned M2, accommodating a wide range of industrial and commercial uses
- The well-compacted gravel yard is partially fenced and gated.
- The property offers one access point to 53 Avenue, one access point to 49 Street, along with 964 feet of frontage along 49 Street
- The low site coverage ratio of 4% allows for future expansion or redevelopment



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PROPERTY DETAILS

MUNICIPAL ADDRESS	5304 49 Street, Ponoka, AB
LEGAL DESCRIPTION	Block V, Plan 6873BZ
BUILDINGS	3,680 Square Foot Warehouse 1,584 Square Foot Cold Storage Building
CEILING HEIGHT	16' (Warehouse)
LOADING	2 – 14' x 16' Grade Loading Doors (Warehouse)
LOT SIZE	2.77 Acres
ZONING	M2 – Heavy Industrial
YEAR BUILT	1962 (Estimated)
TAXES (2024)	\$8,710.23
PRICE	\$650,000



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CDN GLOBAL Advisors Ltd. #101 10559 172 Street, Edmonton, AB T5S 1P1

www.cdnglobal.com

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