FOR SALE

PONOKA INDUSTRIAL LAND

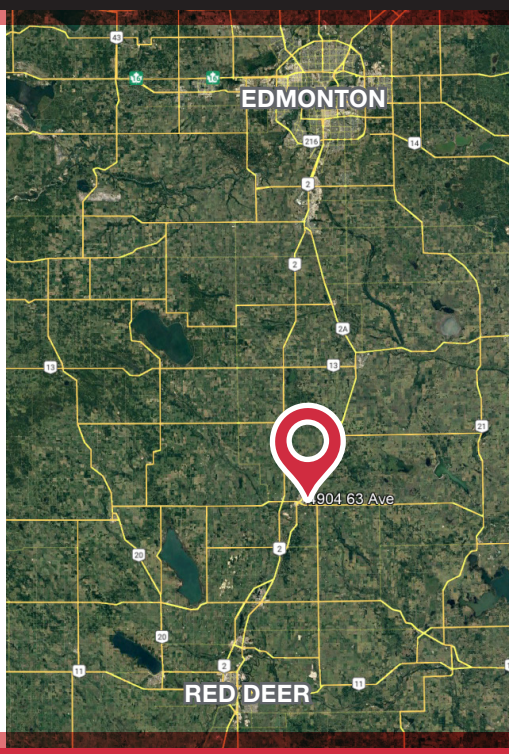
NAI Commercial



4908/12 - 63 AVENUE | PONOKA, AB | 1.83-4.28 ACRES±

PROPERTY DESCRIPTION

- Situated in the Northeast corner of Ponoka with easy access to Highway 2A and QEII
- Great central location only 45 minutes from Leduc and Red Deer
- Low property taxes compared to larger centres
- Zoned M2 - Heavy Industrial
- Option to buy 1.83-4.28 acres± with flexible purchase terms
- Vendor financing available OAC



MAT HEHR
Associate
587 635 2485
mhehr@naiedmonton.com

DEREK CLAFFEY
Senior Associate
587 635 2478
dclaffey@naiedmonton.com

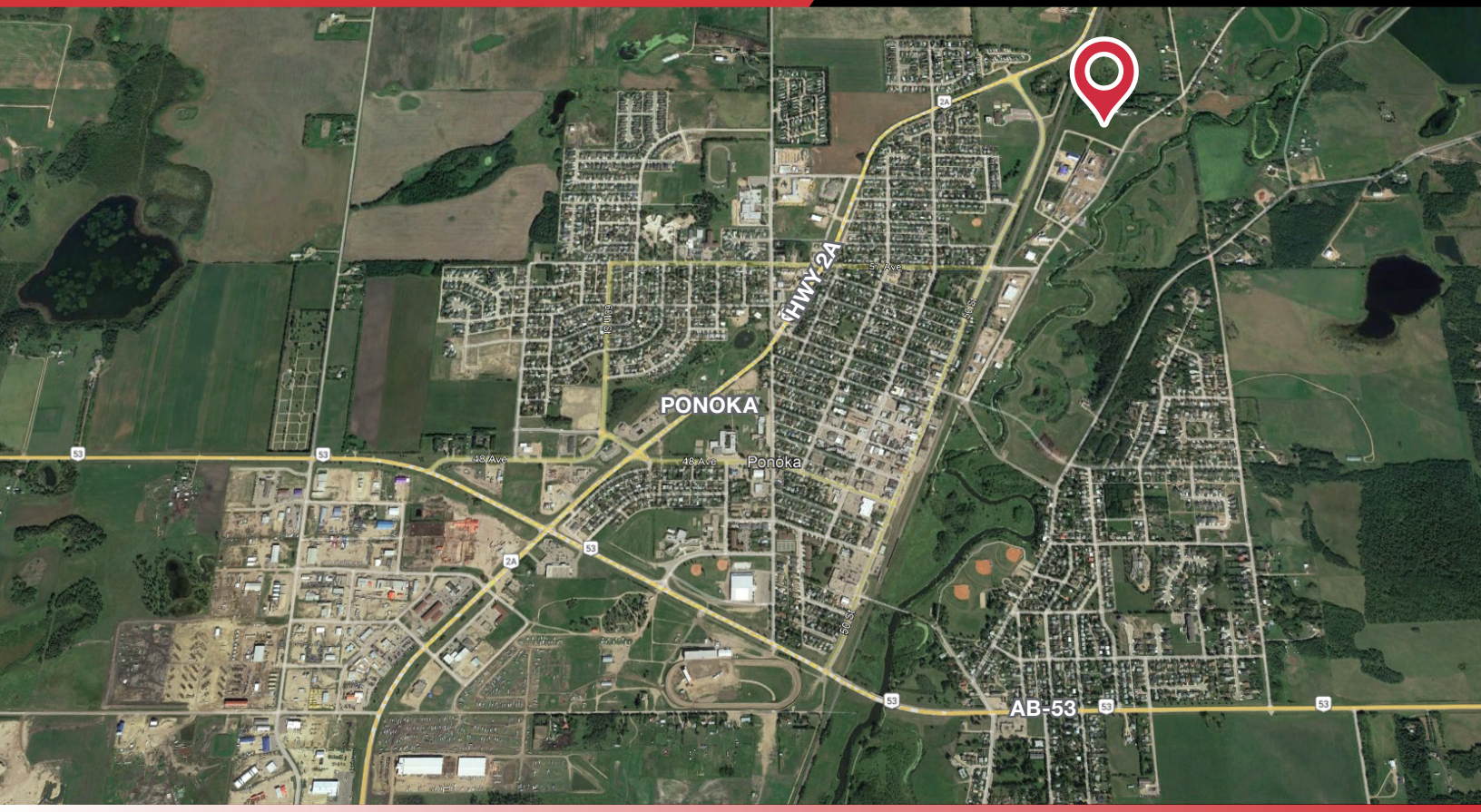
DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

FOR SALE

PONOKA INDUSTRIAL LAND

4904/08/12 - 63 AVENUE | PONOKA, AB



ADDITIONAL INFORMATION

LOT	ADDRESS	SIZE	PRICE	PROPERTY TAXES (2025 estimate)
12	4908 - 63 AVE	1.83 acres±	**$155,550**	$3,618,26
13	4912 - 63 AVE	2.45 acres±	**$207,400**	$4,167.98
	Total	4.28 acres±	**$362,950**	



AVAILABLE	Immediately
LEGAL DESCRIPTION	Plan 4334RS Lot 10 - 13
ZONING	M2 Heavy Industrial

MAT HEHR
Associate
587 635 2485
mhehr@naiedmonton.com

DEREK CLAFFEY
Senior Associate
587 635 2478
dclaffey@naiedmonton.com

DREW JOSLIN
Associate
780 540 9100
djoslin@naiedmonton.com

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.