

# \$1,270,000 - 3620 67 Street, Ponoka

MLS® #A2237046

**\$1,270,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.84 Acres

Southwest Industrial Park, Ponoka, Alberta

What an AMAZING Opportunity to take ownership of this high quality, mixed use building in the Ponoka industrial park. This property offers nearly 3000 sq. ft. of office space, including a total of 5 offices, 3 bathrooms, break room, and board room. The front space is perfectly set up for you to add a show room or create an outstanding customer lounge space. There are two large executive offices with a private shared washroom facility - perfect for the owner/operator. Step through to the massive warehouse space that includes two separate overhead doors, in-floor heat, pallet racking and tons of space for you to store parts, materials and tools. There is framing in place for a third overhead door if that suits your business needs! Quick access to highway 2A and residual income from the Xplornet tower helps to cover operating costs. There is an existing lease for 4500 per year rent from the tower as well as Coverage on the Land taxes - so you only pay \$10,000.00 property tax for the next several years. There is ample client or employee parking in the front, and a U-Shaped drive along the side - so unloading large delivery trucks is a breeze. So if you are looking to expand your space, or bring your business to the town of Ponoka - TAKE this OPPROTUNITY to get into this amazing building.

Built in 2014

## Essential Information



MLS® #	A2237046
Price	\$1,270,000
Bathrooms	0.00
Acres	0.84
Year Built	2014
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	3620 67 Street
Subdivision	Southwest Industrial Park
City	Ponoka
County	Ponoka County
Province	Alberta
Postal Code	T4J 1J8

### **Interior**

Heating	Forced Air, High Efficiency, In Floor, Zoned
Cooling	Central Air

### **Exterior**

Roof	Metal
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### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	9
Zoning	M1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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