

# \$650,000 - 5304 49 Street, Ponoka

MLS® #A2257449

## \$650,000

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Industrial Parks, Ponoka, Alberta

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



Built in 1962

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2257449   |
| Price      | \$650,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1962       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 5304 49 Street   |
| Subdivision | Industrial Parks |
| City        | Ponoka           |
| County      | Ponoka County    |
| Province    | Alberta          |
| Postal Code | T4J1H3           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 40                   |
| Zoning         | M2                   |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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