

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

MLS® #E4448361

**\$1,270,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Ponoka, AB

Bring your business to the BEST central Alberta location & maximize your growth potential, your value & your service area. 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 & tons of space for you to store parts, materials & tools. There is framing in place for a third overhead door if that suits your business needs! Quick access to highway 2A & residual income from the Xplornet tower helps to cover operating costs.

Built in 2014

## **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | E4448361    |
| Price     | \$1,270,000 |
| Bathrooms | 0.00        |
| Acres     | 0.00        |



|            |            |
|------------|------------|
| Year Built | 2014       |
| Type       | Industrial |
| Status     | Active     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3620 67 Street |
| Area        | Ponoka         |
| Subdivision | None           |
| City        | Ponoka         |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T4J 1J8        |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Wood Frame, Mixed |
| Construction | Wood Frame, Mixed |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone RUR6      |

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Listing information last updated on August 1st, 2025 at 9:02pm MDT