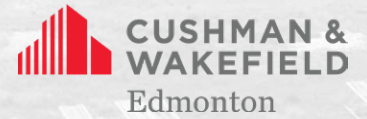


±7,480 SF  
Freestanding Service  
Facility on ±4.0 Acres



FOR SALE/LEASE

3610 67 STREET  
PONOKA, AB



**Jeff Drouin Deslauriers**  
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**Brent Johannesen**  
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# PROPERTY HIGHLIGHTS

- Freestanding service facility
- ±21,120 sf quonset included
- 4.3% site coverage ratio
- Fully fenced property
- Sump in shop with trench drain
- Paved parking and compacted gravel site
- Includes Hotsy
- ±270 sf mezzanine area
- Located in the Town of Ponoka
- Close proximity to Highway 2A, Highway 53 and Highway 2 (QEII)



## PROPERTY DETAILS

**MUNICIPAL ADDRESS:**  
3610 - 67 Street Ponoka, AB

**LEGAL DESCRIPTION:**  
Plan O621146, Block 1, Lot 4

**ZONING:**  
M1 (Light Industrial District)

**MARKET:**  
Town of Ponoka

**SITE SIZE:**  
4.0 Acres

**SITE COVERAGE RATIO:**  
4.3%

**AVAILABLE AREA:**  
±7,480 SF

**POWER:**  
TBV

**LOADING DOORS:**  
Grade (9) 16' x 14'  
(4 drive-thru bays)

**HEATING:**  
Radiant

**SUMPS:**  
Yes

**CLEAR HEIGHT:**  
15' to 16' to eaves  
height

## OPPORTUNITY

**SALE PRICE:** \$1,300,000

**LEASE RATE:** \$13.75 PER SF

**TAXES:** TBC

**AVAILABILITY:** IMMEDIATELY

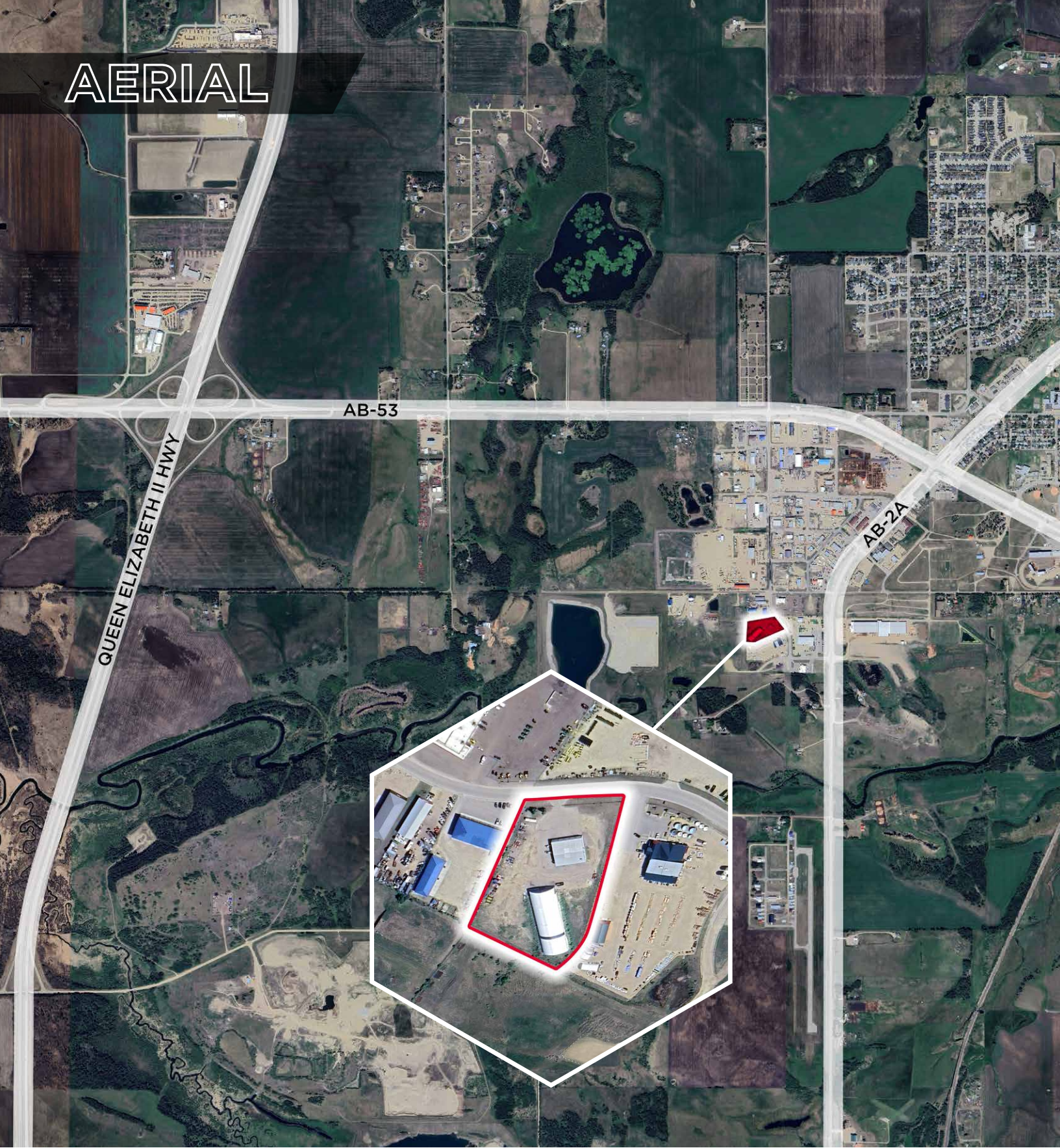


# PROPERTY PHOTOS





# AERIAL



 **CUSHMAN & WAKEFIELD**  
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