

**FOR SALE/LEASE**

# 3610 67 AVENUE PONOKA, AB

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

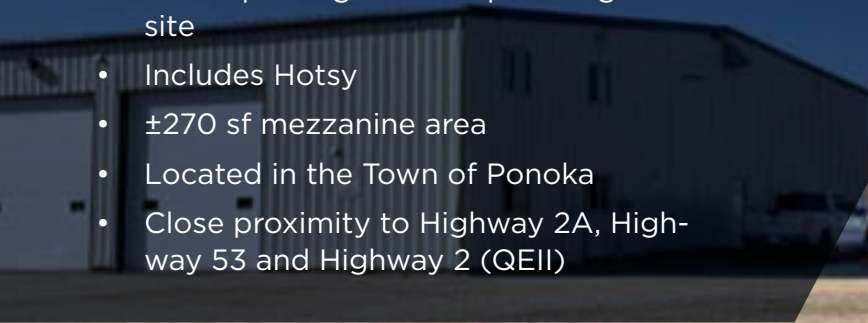
**Jeff Drouin Deslauriers**  
Associate Partner, Edmonton  
780 701 3289  
jeff.deslauriers@cwedm.com

**Brent Johannesen**  
Vice President, Calgary  
403 261 1116  
brent.johannesen@cushwake.com

**Jordan LeBlanc**  
Associate Vice President, Calgary  
403 261 1166  
jordan.leblanc@cushwake.com

# 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 0621146, 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)

**CRANE:**  
Property of the current tenant  
(can be negotiated)

**HEATING:**  
Radiant

**SUMPS:**  
Yes

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

## OPPORTUNITY

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

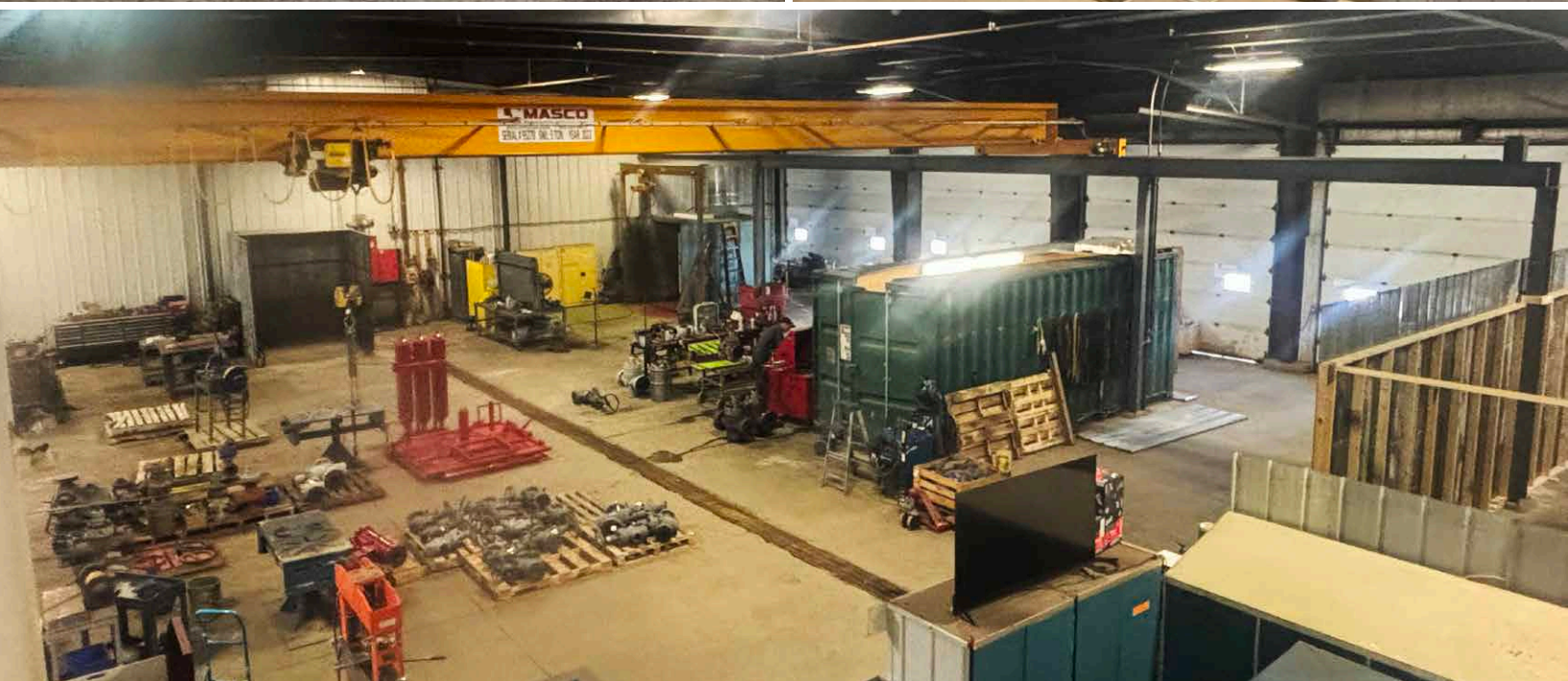
**LEASE RATE:** \$13.75 PER SF

**TAXES:** TBC

**AVAILABILITY:** OCTOBER 1ST, 2024

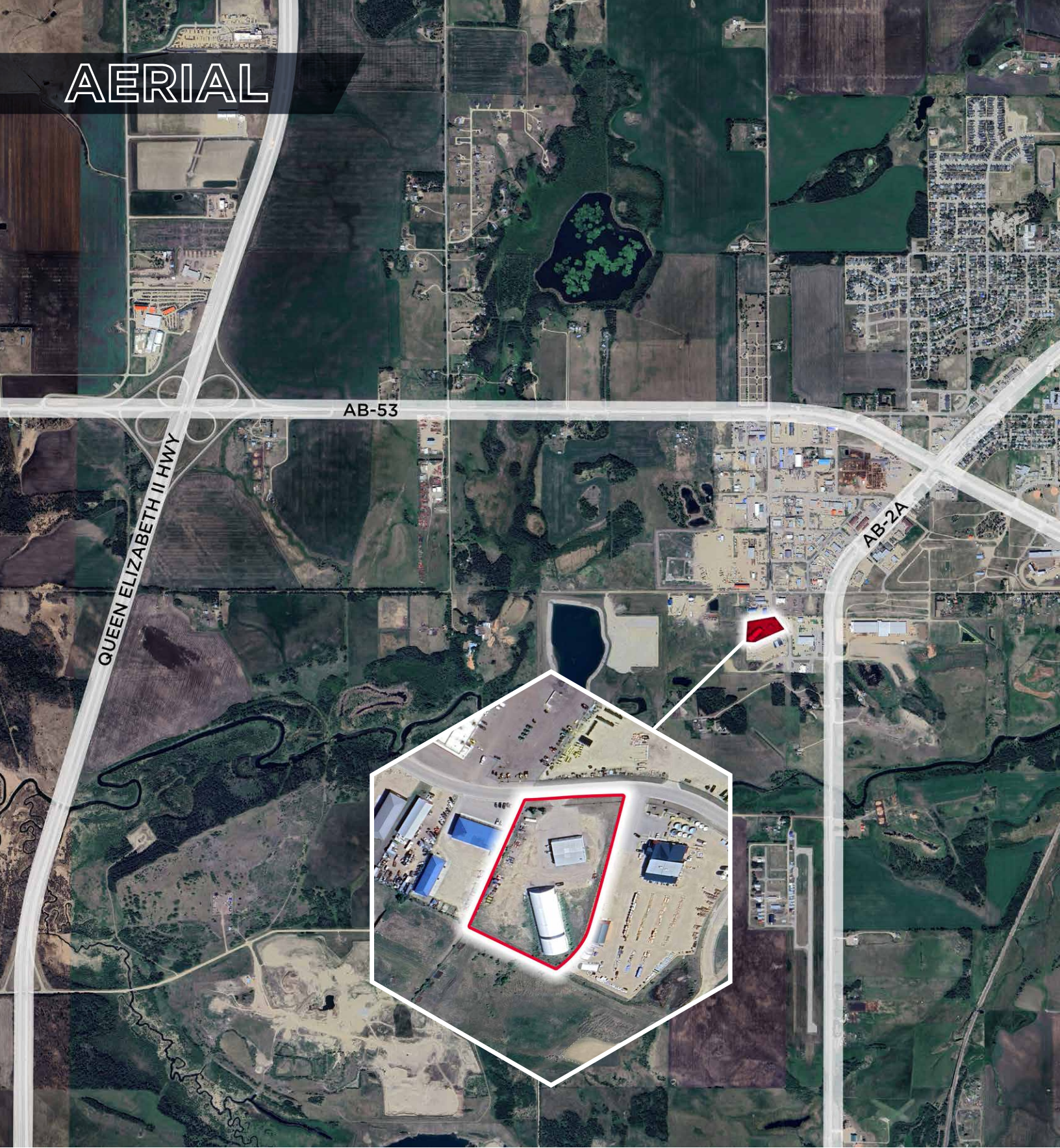


# PROPERTY PHOTOS





# AERIAL



 **CUSHMAN & WAKEFIELD**  
Edmonton

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Associate Partner, Edmonton  
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Associate Vice President, Calgary  
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jordan.leblanc@cushwake.com

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