

# \$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
Zoning	M2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.