

# For Sale or Lease

4406 - 75 Street  
Ponoka, Alberta



- Two (2) functional standalone buildings
- Three (3) cold storage buildings
- 9.81 acre site
- Multiple drive in doors
- Compacted yard
- Located just east of the Town of Ponoka, with immediate access to Highway 2

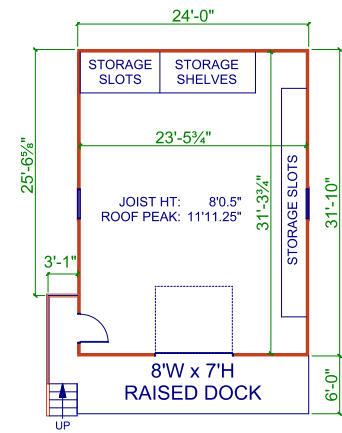
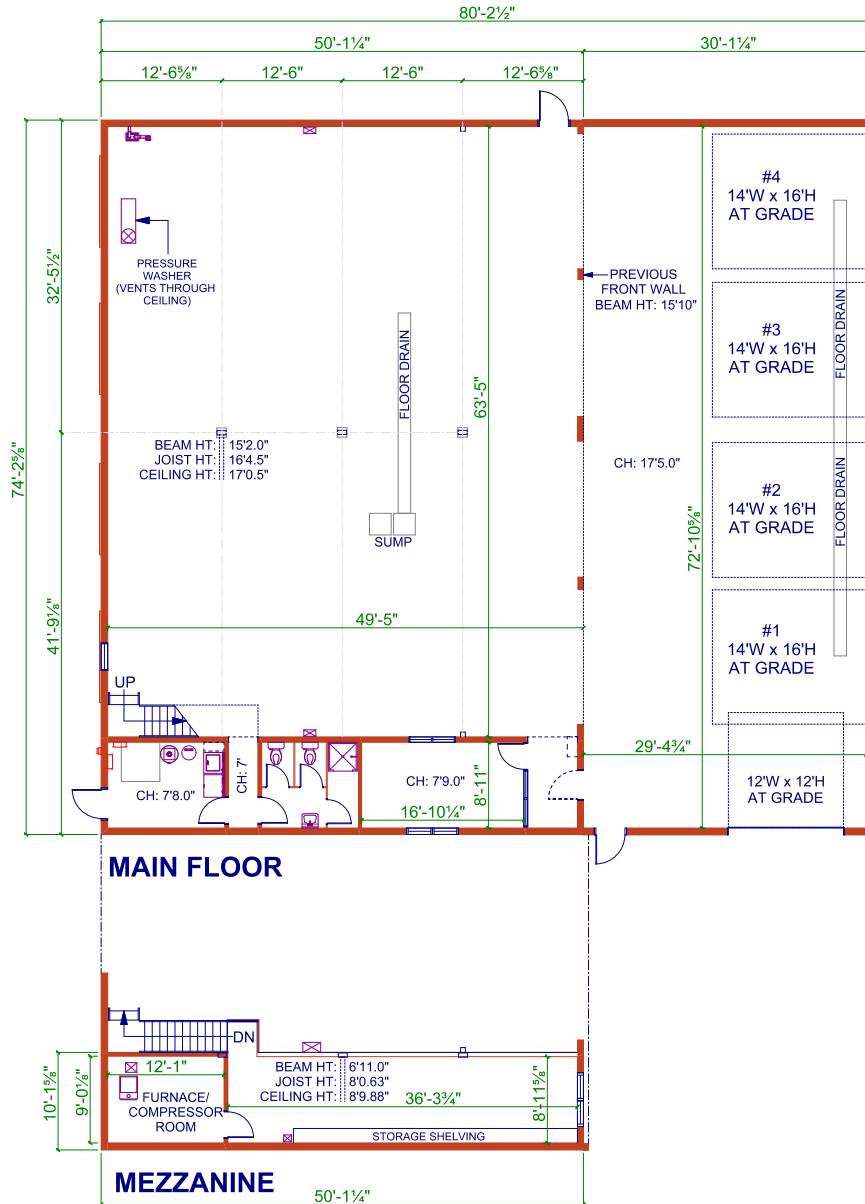




# Property Details

|           |                              |            |                |
|-----------|------------------------------|------------|----------------|
| Address   | 4406 - 75 Street, Ponoka, AB | Year Built | 1966           |
| District  | Ponoka                       | Available  | Immediately    |
| Legal     | 2521763;2;2                  | Op. Costs  | Self managed   |
| Zoning    | UR (Urban Reserve District)  | Lease Rate | Market         |
| Site Area | 9.81 acres                   | Sale Price | \$1,000,000.00 |

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## ELEVATED STORAGE SHED



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|                        |               |                   |
|------------------------|---------------|-------------------|
| <b>Building Sizing</b> | Office        | 494 s.f.          |
|                        | Warehouse     | 5,462 s.f.        |
|                        | Mezzanine     | 518 s.f.          |
|                        | <b>Total:</b> | <b>6,474 s.f.</b> |

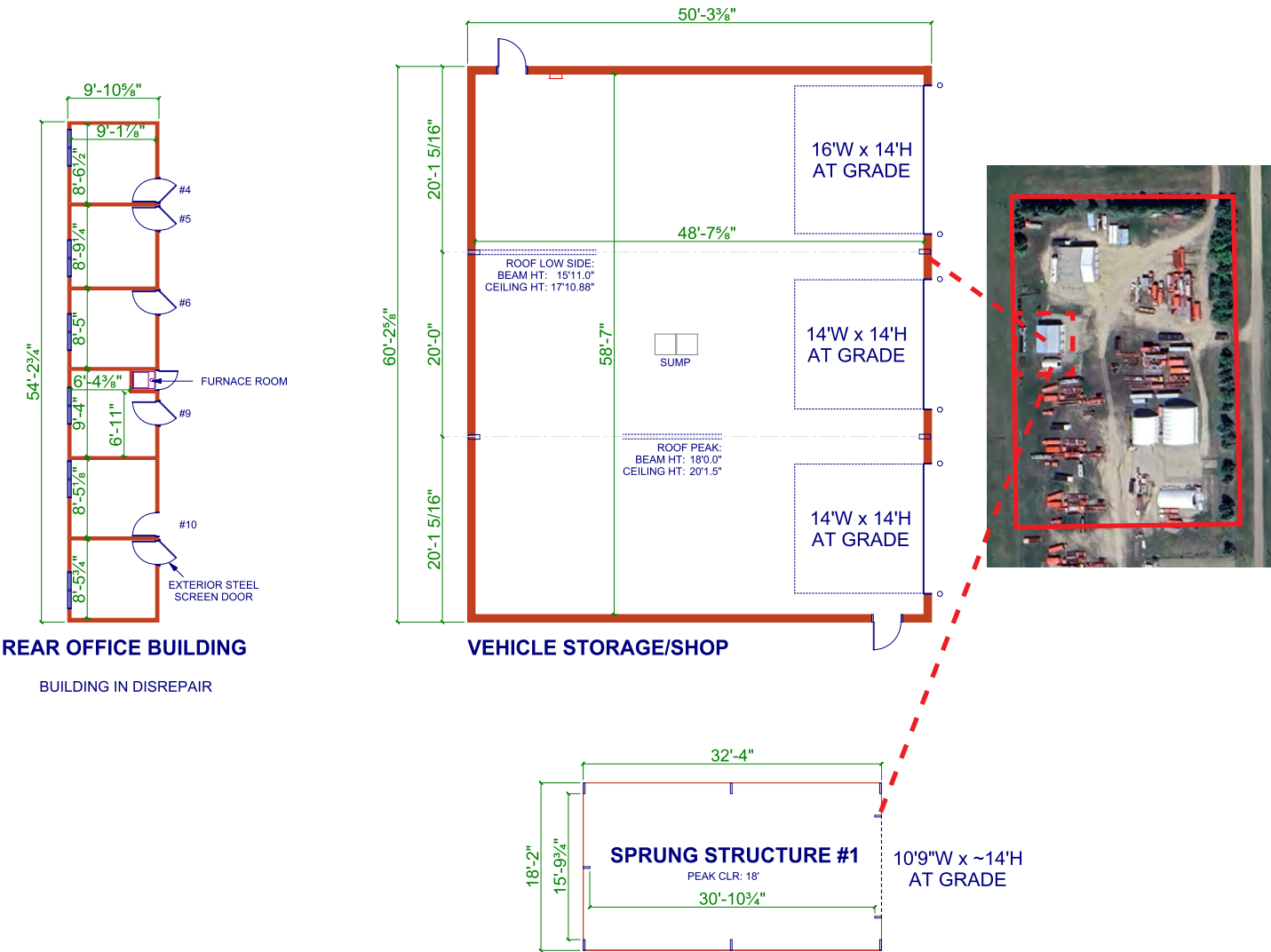
|                             |          |
|-----------------------------|----------|
| Bonus Elevated Storage Shed | 764 s.f. |
|-----------------------------|----------|

**Clear Height** 17'5"

**Power** 200 amps

**Loading** 4 - (14' x 16') Drive-In Doors  
1 - (12' x 12') Drive-In Door

# Vehicle Storage/Shop Floor Plan



# Vehicle Storage/Shop Details

## Building Sizing

|                      |                   |
|----------------------|-------------------|
| Vehicle Storage/Shop | 3,028 s.f.        |
| Rear Office Building | 536 s.f.          |
| Sprung Structure 1   | 587 s.f.          |
| <b>Total:</b>        | <b>4,151 s.f.</b> |

## Clear Height

- Vehicle Storage/Shop 20'1.5"
- Sprung Structure 1 18'

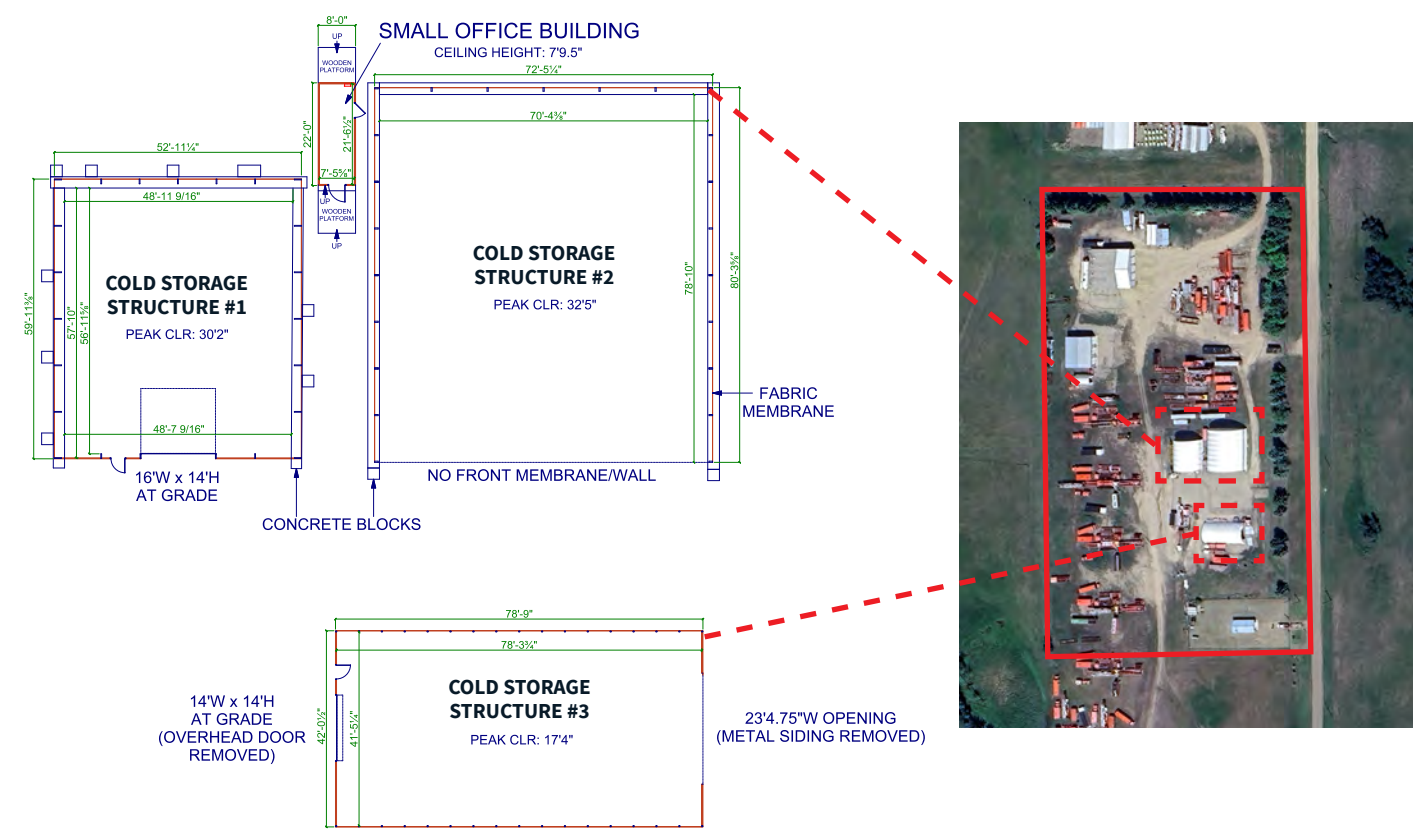
## Power

200 amps

## Loading

- 1 - (16' x 14') Drive-In Door
- 2 - (14' x 14') Drive-In Doors
- 1 - (10'9" x 14') Drive-In Door

# Cold Storage Buildings Floor Plan



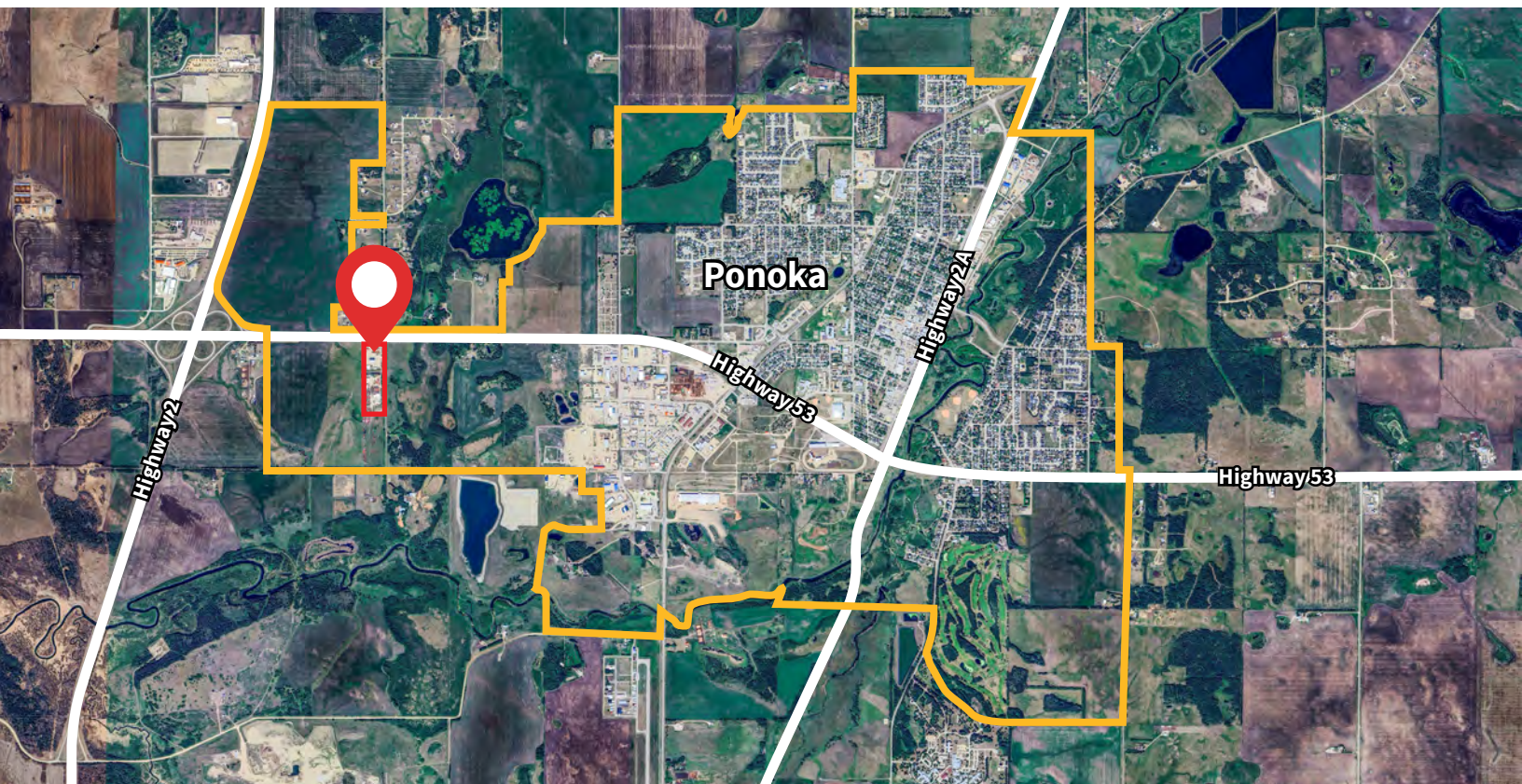
# Cold Storage Buildings Details

|                 |                           |             |         |                                                                                   |
|-----------------|---------------------------|-------------|---------|-----------------------------------------------------------------------------------|
| Building Sizing | Small Office Building     | 176 s.f.    | Power   | 200 amps                                                                          |
|                 | Cold Storage Building 1   | 3,174 s.f.  |         |                                                                                   |
|                 | Cold Storage Building 2   | 5,817 s.f.  |         |                                                                                   |
|                 | Cold Storage Building 3   | 3,311 s.f.  |         |                                                                                   |
|                 | Total:                    | 12,478 s.f. |         |                                                                                   |
| Clear Height    | • Cold Storage Building 1 | 30'2"       | Loading | 1 - (16' x 14') Drive-In Door<br>1 - (14' x 14') Drive-In (Overhead door removed) |
|                 | • Cold Storage Building 2 | 32'5"       |         |                                                                                   |
|                 | • Cold Storage Building 3 | 17'4"       |         |                                                                                   |
|                 |                           |             |         |                                                                                   |

Photos



# Site Map



# Drive Times

|                                                                                     |            |                 |                                                                                     |                      |                             |
|-------------------------------------------------------------------------------------|------------|-----------------|-------------------------------------------------------------------------------------|----------------------|-----------------------------|
|  | Highway 53 | 1 min   180 m   |  | Red Deer             | 35 mins   54.2 km           |
|  | Highway 2  | 2 mins   1.4 km |  | Calgary              | 1 hour and 30 mins   180 km |
|  | Highway 2A | 6 mins   2.7 km |  | Calgary Int. Airport | 1 hour and 40 mins   188 km |

Contact us for more information



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