

# \$159,000 - #9, 3614 67 Street, Ponoka

MLS® #A2186236

**\$159,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

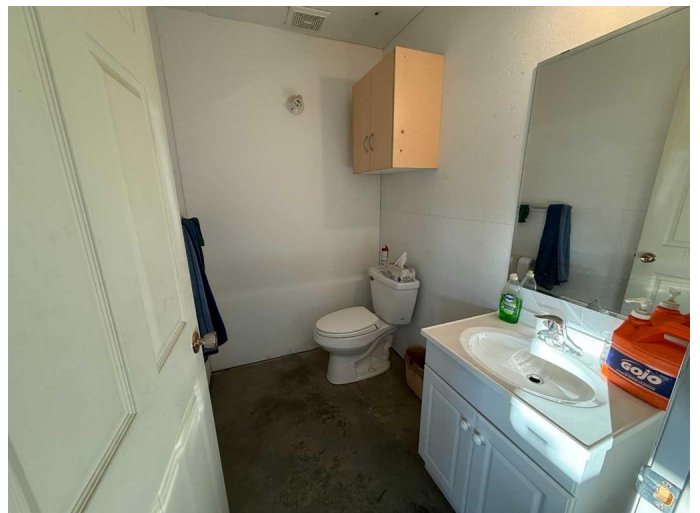
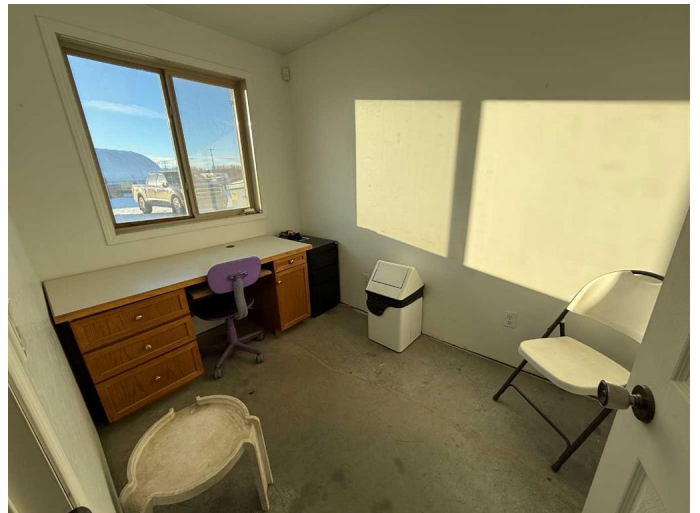
Southwest Industrial Park, Ponoka, Alberta

This versatile 24' x 40' insulated, and heated commercial bay offers the ideal setup for handymen, tradespeople, or anyone seeking a functional workspace or storage. Featuring a 10' x 12' overhead door, 14' ceilings, and two convenient walk-through doors. This space is designed to accommodate a variety of projects. Included with the bay is a 20' x 35' chain-link fenced compound, providing secure outdoor storage for equipment or materials. Inside, you'll find a thoughtfully designed office space complete with a desk, chair, filing cabinet, and a large south-facing window that fills the room with natural light. A handy two-piece bathroom adds convenience. The main work area is equipped with a large sink, sturdy workbenches, and wood shelving, along with a moveable work station. Overhead Radiant heating, ceiling fans, and a newly installed fire detection system ensures comfort and safety year-round. For added peace of mind, the complex is equipped with 24-hour security cameras. Whether you're looking for a practical workspace or a secure storage solution, this bay offers flexibility and functionality in a prime industrial location.

Built in 2008

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2186236  |
| Price  | \$159,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2008       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | #9, 3614 67 Street        |
| Subdivision | Southwest Industrial Park |
| City        | Ponoka                    |
| County      | Ponoka County             |
| Province    | Alberta                   |
| Postal Code | T4J 1J8                   |

### Interior

|         |                    |
|---------|--------------------|
| Heating | Overhead Heater(s) |
|---------|--------------------|

### Exterior

|              |                          |
|--------------|--------------------------|
| Roof         | Metal                    |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete, Slab    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 130               |
| Zoning         | M1                |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.