

FOR SALE

PONOKA INDUSTRIAL LAND

NAI Commercial



4904/08/12 - 63 AVENUE | PONOKA, AB | 1.20-6.70 ACRES±

PROPERTY DESCRIPTION

- Situated in the Northeast corner of Ponoka with easy access to Highway 2A and QEII
- Great central location only 45 minutes from Leduc and Red Deer
- Low property taxes compared to larger centres
- Zoned M2 - Heavy Industrial
- Option to buy 1.2 acres to 6.7 acres± with flexible purchase terms
- Vendor financing available OAC

MAT HEHR

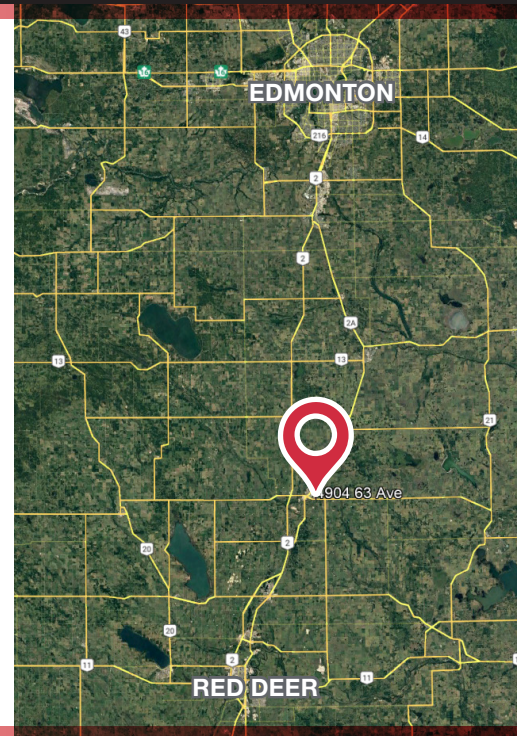
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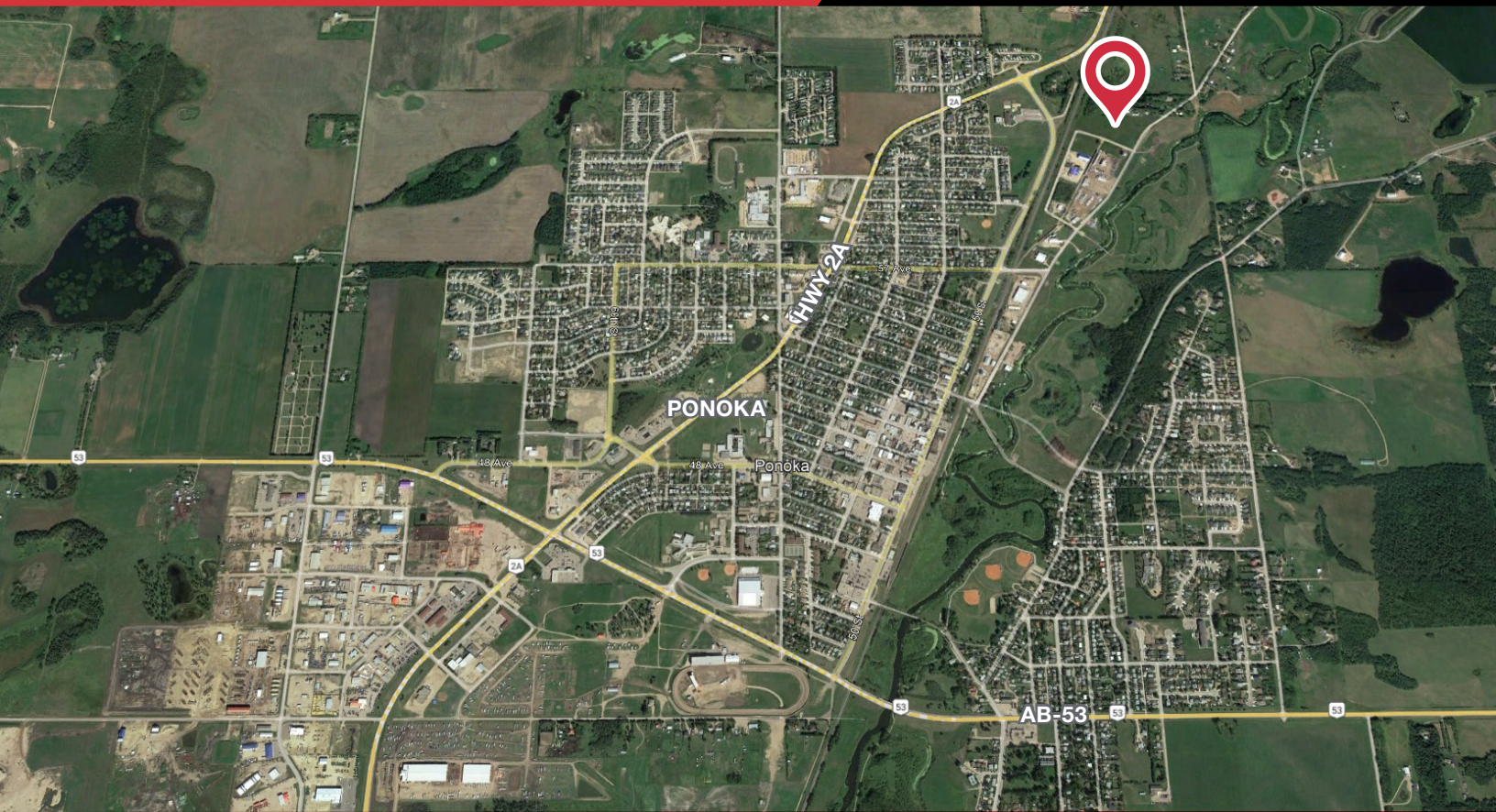
NAI COMMERCIAL REAL ESTATE INC.
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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NAIEDMONTON.COM



ADDITIONAL INFORMATION

| LOT | ADDRESS | SIZE | PRICE | PROPERTY TAXES (2025 estimate) |
|-----|---------------|-------------|------------------|--------------------------------|
| 11 | 4904 - 63 AVE | 2.43 acres± | \$206,550 | \$4,581.06 |
| 12 | 4908 - 63 AVE | 1.83 acres± | \$155,550 | \$3,618.26 |
| 13 | 4912 - 63 AVE | 2.45 acres± | \$207,400 | \$4,167.98 |
| | Total | 6.7 acres± | \$569,500 | |

| | |
|-------------------|-------------------------|
| AVAILABLE | Immediately |
| LEGAL DESCRIPTION | Plan 4334RS Lot 10 - 13 |
| ZONING | M2 Heavy Industrial |



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