

## \$780,000 - # #5 430054 Range Road 261, Ponoka

MLS® #E4333245

**\$780,000**

Bedroom, Bathroom,  
Land Commercial on 6.01 Acres

Central Ponoka, Ponoka, AB

Multiple options available for the development of 6.01 acres± with frontage along busy QEII Highway and exposure to 47,600 vehicles per day (AADT 2021). Highway 53 overpass allows quick and easy access for traffic heading North or South. PLC zoning provides flexible development options. Permitted uses include: Gas Station, Convenience, Truck Stop and multitude of Industrial uses. Clean Phase 1 Environmental Assessment. Vendor financing options available OAC.

### Essential Information

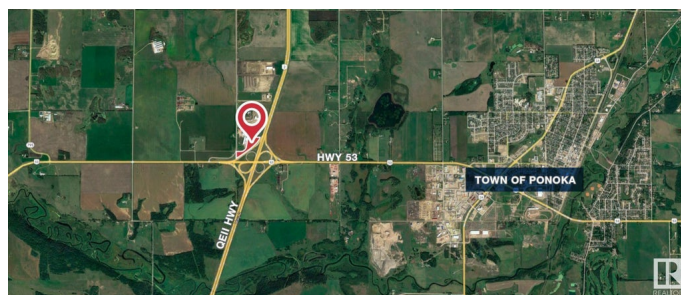
MLS® #	E4333245
Price	\$780,000
Acres	6.01
Type	Land Commercial

### Community Information

Address	# #5 430054 Range Road 261
Area	Ponoka
Subdivision	Central Ponoka
City	Ponoka
Province	AB
Postal Code	T4J 1R4

### Additional Information

Date Listed	March 29th, 2023
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Zoning

PLC

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Listing information last updated on May 10th, 2024 at 10:17am MDT