

\$875,000 - 432078 Range Road 260, Rural Ponoka County

MLS® #A1006984

\$875,000

0 Bedroom, 0.00 Bathroom,
Commercial on 5 Acres

NONE, Rural Ponoka County, Alberta

Opportunity to have your own run your business and have it in the same location as your House!!! This great parcel of 5 acres has a 5,000 s.ft. fully finished commercial shop. The shop layout includes an office, lunch/staff room, full bathroom with a shower, mechanical room with Hot Water on Demand, radiant heat, contained sumps, full length mezzanine . The cleared portion of this acreage is fully landscaped and which is a high lites the property. The shop has 5 bay doors that are 16" h X 14" w. with automatic door openers. The main shop has 3 bays, with a mezzanine running the full length 10' wide on the West side. On the West side of the lower part of the building there is an office, storage bay, lunch room, full bathroom, mechanical room. There is a separate wash bay in Bay 4 with full metal enclosure with a wall mount pressure washer. The fifth bay is currently storage bay with a mezzanine on the south end. The outside of the shop is completely metal with stone facing on the door pillars and the corners of the building adding the look to match a house in the future. The shop is fully serviced, wired with 220V , Hot Water on Demand system and alarm system functioning. The well was drilled at the time of construction and produces 20 ipgm. So plenty of water for a residence and even a couple of animals. This shop is set up to run a business out of or the ultimate shop for an acreage owner.

Built in 2011



Essential Information

MLS® #	A1006984
Price	\$875,000
Bathrooms	0.00
Acres	5.00
Year Built	2011
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	432078 Range Road 260
Subdivision	NONE
City	Rural Ponoka County
County	Ponoka County
Province	Alberta
Postal Code	T4L 1R3

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Paid For, Water Connected
Parking Spaces	20
Parking	Indoor

Interior

Interior Features	Storage
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Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Level, Yard Drainage, Yard Lights, Rectangular Lot, Treed
Roof	Metal
Construction	Metal Siding, Stone, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 26th, 2020
Days on Market	151
Zoning	CR

Listing Details

Listing Office

Royal LePage Lifestyles Realty

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