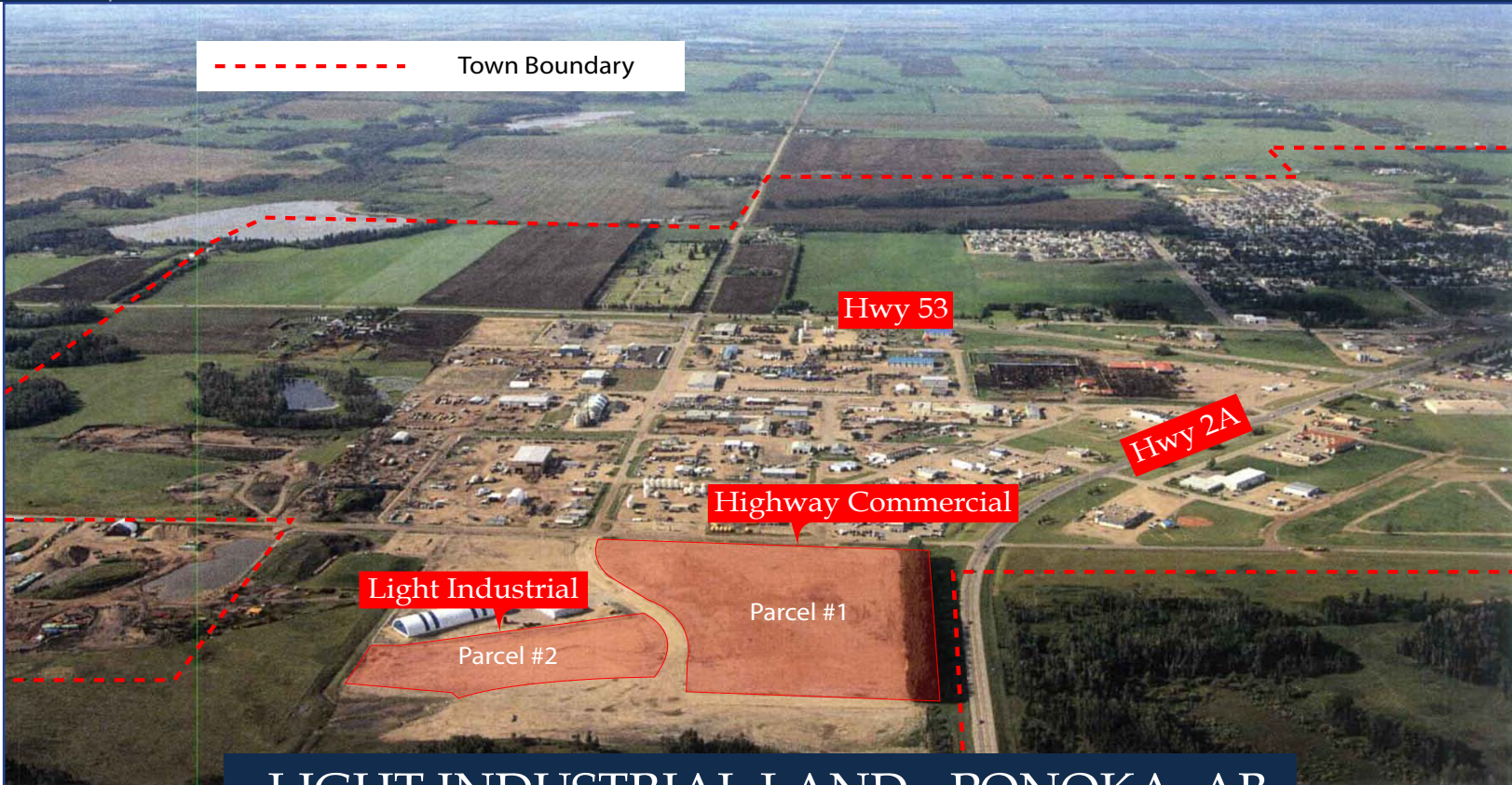


# FOR SALE

## 39th Ave. & Hwy 2A

Updated November 24, 2009



### LIGHT INDUSTRIAL LAND - PONOKA, AB

#### Parcel #2

Legal: Plan 0740407, Block 1, Lot 9

Zoning: Light Industrial (M1)

Size: 5.86 acres

Price: \$1,025,500.00

\$175,000 / acre

Location: Just west of hwy 2A in the south of Ponoka

- all land is fully serviced
- quick access to highway 2A and highway 53
- great visibility from highway
- adjacent to future Ag-Event Centre and related facilities



**Ralph** Commercial Inc.  
**Salomons**

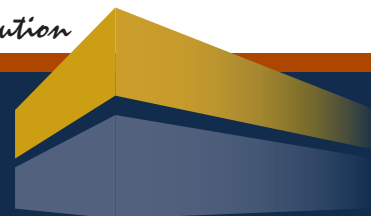
*Central Alberta's Commercial Real Estate Solution*

This information herein was obtained from sources reliable and is believed to be true; it has not been verified and as such cannot be warranted nor form any part of any future contract. The offering may be withdrawn without notice.

**HEAD OFFICE:** D201, 5212 - 48<sup>th</sup> Street Red Deer, AB, Canada T4N 7C3

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**Website:** www.ralphsalomons.com **E mail:** info@ralphsalomons.com



# 39th Ave. & Hwy 2A

## Light Industrial Permitted Uses

- manufacturing, processing, fabrication
- warehousing and storage
- auto, truck and farm equipment sales
- car and truck washing establishments
- transportation, communications and utilities
- retail businesses (except discretionary)
- services businesses (except discretionary)
- government, police and emergency services

## Light Industrial Discretionary Uses

- auto body and paint shops
- bulk fuel sales
- liquor stores
- restaurants and clubs serving alcoholic drinks
- casinos and bingo halls



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