# \$5,700,000 - 7706 Highway 53, Ponoka

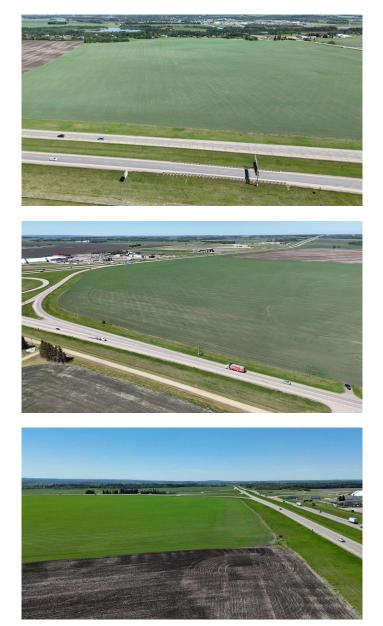
MLS® #A2129070

## \$5,700,000

0 Bedroom, 0.00 Bathroom, Land on 156.52 Acres

#### NONE, Ponoka, Alberta

Here is a chance to own 156.52 acres on highway 2 and highway 53 giving it maximum exposure right off the cloverleaf overpass. Currently used as farmland this piece of property is annexed in to the Town of Ponoka for future commercial development. Location and visibility make this an excellent parcel to invest in for a future business in the heart of Central Alberta. This property is located less than an hour to Edmonton International Airport, 30 mins to Red Deer and only 1.3 miles to Ponoka. Close to all the amenities and Central Alberta's workforce this property is very attractive for future development.



# **Essential Information**

MLS® #	A2129070
Price	\$5,700,000
Bathrooms	0.00
Acres	156.52
Туре	Land
Sub-Type	Commercial Land
Status	Active

# **Community Information**

Address	7706 Highway 53
Subdivision	NONE
City	Ponoka
County	Ponoka County
Province	Alberta

Postal Code T4J 1R2

#### Exterior

Lot Description Farm, See Remarks

## **Additional Information**

Date Listed	May 1st, 2024
Days on Market	446
Zoning	Urban Reserve (UR)

## **Listing Details**

Listing Office eXp Realty

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