

3.04 – 8.30 Acres Highway
Commercial Zoned Land

FOR SALE



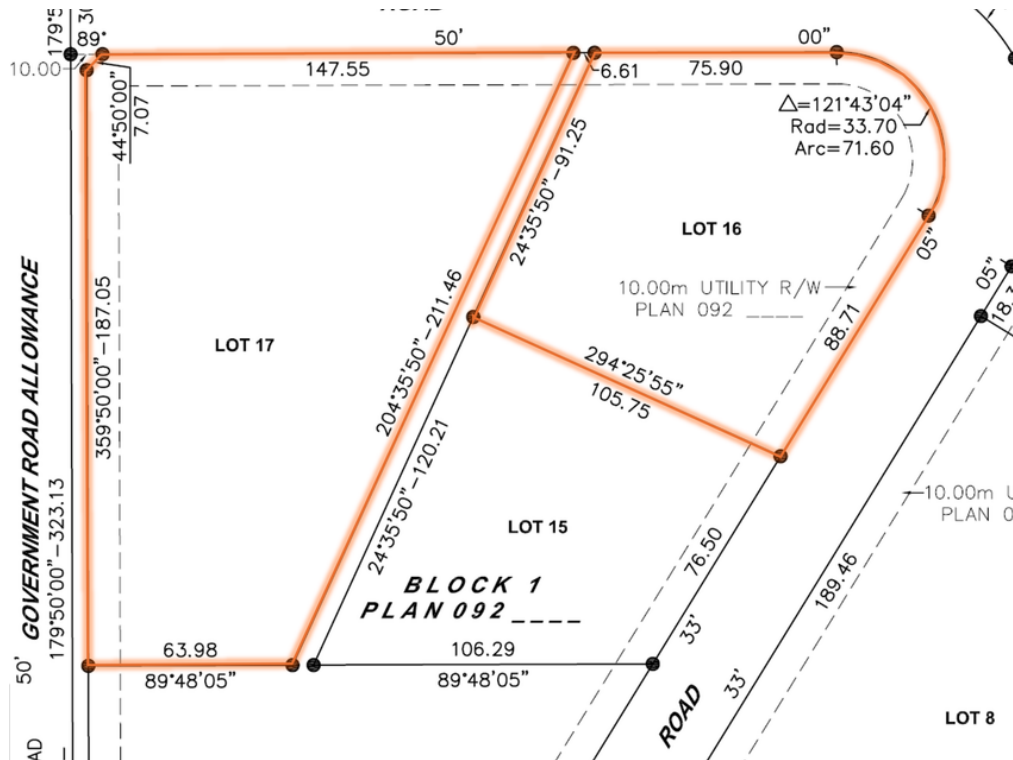
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Commercial Real Estate Advisors

PROPERTY HIGHLIGHTS



PROPERTY DETAILS

Address:	#49 & 57 27211 Highway 12 Ponoka, AB
Legal:	Plan 1023182, Block 1, Lots 16 & 17
Zoning:	C-HC - Highway Commercial
Site Area:	Lot 16 - 3.04 Acres Lot 17 - 5.26 Acres Total - 8.30 Acres
Sale Price:	Lot 16 - \$439,517.12 Lot 17 - \$760,480.28 Total - \$1,200,000
Property Tax (2026):	Lot 16 - \$4,187.04 Lot 17 - \$6,394.81 Total - \$10,581.85
Availability:	Negotiable

PROPERTY FEATURES

- Excellent location with access off Highway 12
- Property is serviced with municipal water and sewer, natural gas, power, and paved road access.
- Ready for immediate development
- Wild Rose Commercial Park is home to several established businesses, including Penner Farm Services, Premium Built Structures, Fraserway RV Lacombe, and Schippers Canada, creating a strong commercial environment.
- With excellent transportation links and close proximity to the City of Lacombe, these properties present an exceptional opportunity for businesses looking to build or expand.