

Proposed Retail CRU Units

CRU 1: 4,433 SF +/- LEASED
CRU 2: 1,190 SF +/-
CRU 3: 1,507SF +/-

Occupancy Fall 2026

Retail units ideal for QSR.
Excellent exposure on Hwy 2A.
Additional build to suit opportunities.



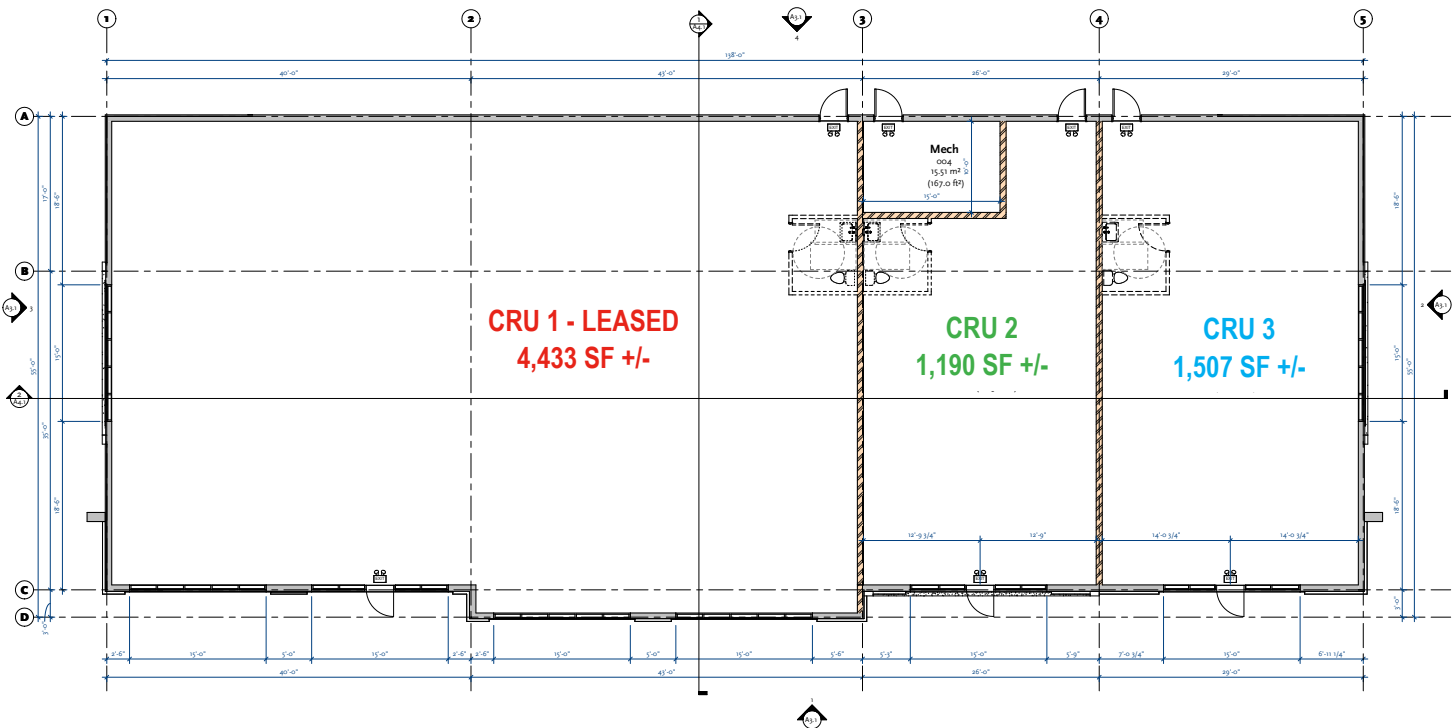
- 3911 Highway 2A, Ponoka, AB
- Legal Description:
Plan 8120290 Block 69 Lot A
- Zoning: HWY - C2
(Highway Commercial)
- Site Size: 6.6 +/- Acres
- Lease Rate: Market
- Trade Area: 32,000 +/-



FOR LEASE

3911 Highway 2A
Ponoka, AB

Floor Plan



Location



KDI
COMMERCIAL

REAL ESTATE SERVICES
kdicommercial.com

Daniel Goldstrom,
Senior Associate, Partner, Director
Cell: 403.809.8326
dgoldstrom@kdicommercial.com

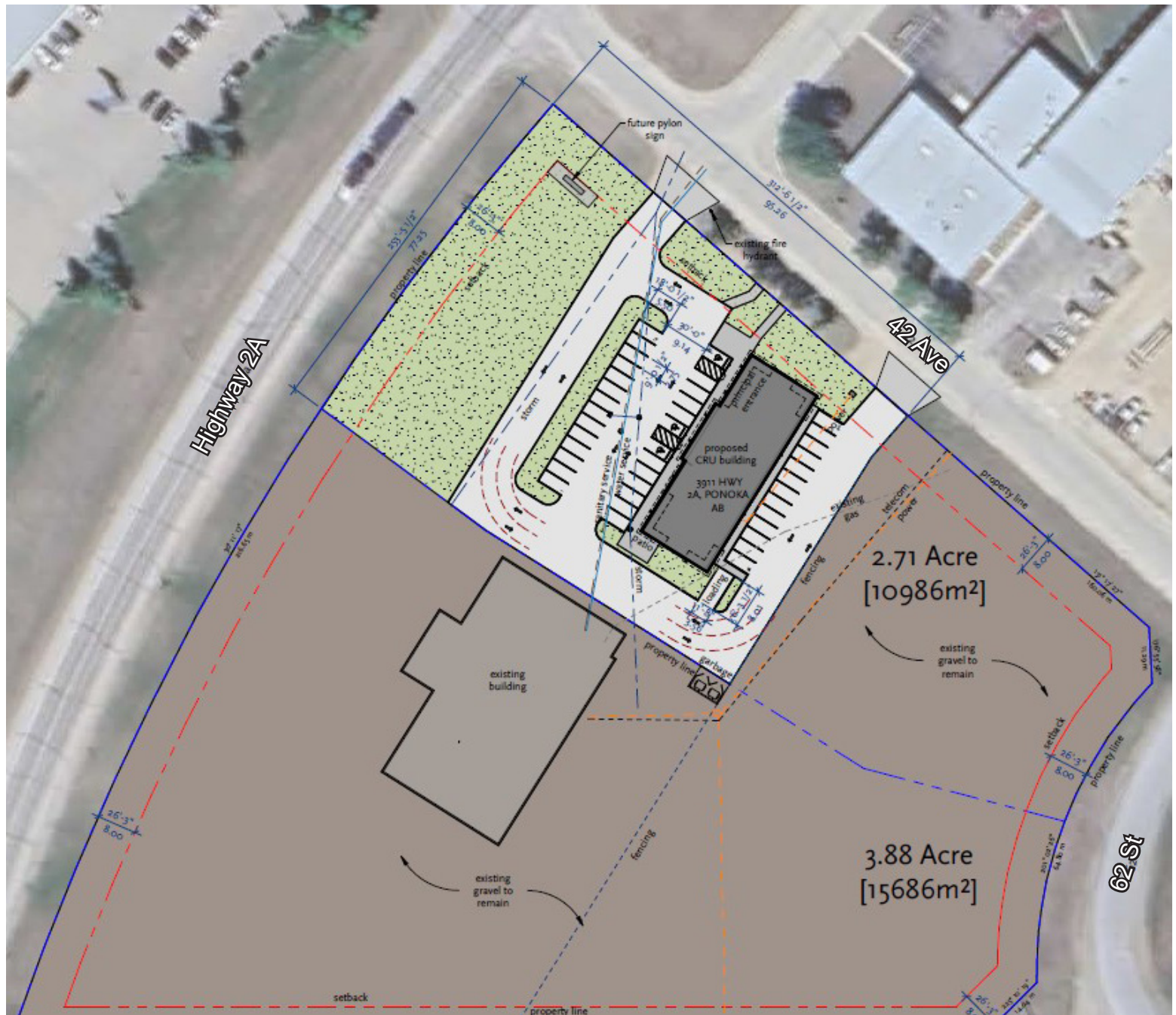
Steve Seiler,
Senior Associate, Partner, Director
Cell: 403.818.9837
sseiler@kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.

FOR LEASE

3911 Highway 2A
Ponoka, AB

Site Plan



KDI
COMMERCIAL

REAL ESTATE SERVICES
kdicommercial.com

Daniel Goldstrom,
Senior Associate, Partner, Director
Cell: 403.809.8326
dgoldstrom@kdicommercial.com

Steve Seiler,
Senior Associate, Partner, Director
Cell: 403.818.9837
sseiler@kdicommercial.com

This brochure is intended for information purposes only and should not be relied upon for accurate factual information by the recipients hereof. The information contained herein is based on information which KDI Commercial Inc. deems reliable. However KDI Commercial Inc. assumes no responsibility for the degree of accuracy of such information, nor does KDI Commercial Inc. represent or warrant the information contained herein. Recipients hereof should conduct their own investigation to determine the accuracy of information contained herein. The information contained herein is subject to change without notice. All rights reserved. No reproduction, distribution, or transmission of the copyright materials at this site is permitted without the written permission of KDI Commercial Inc. unless otherwise specified.