$2,250,000 - # #2 61219 Range Road 461, Rural Bonnyville M.D.

MLS® #E4343468

$2,250,000

 Bedroom, Bathroom, 34,704 sqft
Industrial on 6.18 Acres

None, Rural Bonnyville M.D., AB

Brilliant solution for large trucks or potential for warehousing and storage. Excellent access to Hwy 28 and 660. Featuring 3 buildings - one large shop (17,200 sq ft, built in 2010 with 16 16' overhead doors, 10' concrete aprons in front of the doors and wash bay with 2 pc washroom), second large shop (12,160 sq ft, built in 2012 with seven 16' overhead doors, 1 10' overhead door and 1 22' bay, with a mezzanine, staff room, mechanical room, parts room, office and 2 pc washroom, 24' concrete apron across front of overhead doors-south side). Third building is a quality built two-storey office building, 5344 sq ft, built in 2012, with 9 offices on main floor, 9 offices on 2nd floor, two 2 pc washrooms on each floor, lunch rooms, conference rooms, reception area with vaulted ceiling. Shops are pole frame, metal clad exterior and roof, concrete floor with sumps.

Built in 2012

Essential Information

MLS® #	E4343468
Price	$2,250,000
Square Footage	34,704
Acres	6.18

| Year Built | 2012 |
| Type | Industrial |

Community Information

Address	# #2 61219 Range Road 461
Area	Bonnyville
Subdivision	None
City	Rural Bonnyville M.D.
Province	AB
Postal Code	T9N 2J6

Exterior

| Construction | Wood Frame |

Additional Information

| Date Listed | June 1st, 2023 |
| Zoning | Industrial In Direct Cont |