

## \$0 - 61217 Range Road 452, Rural Bonnyville M.D.

MLS® #E4409748

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

6470 sq.ft Shop complex with 7 bays and office on 5 acres conveniently located just East of Bonnyville on Range Road 452. Main building was built in 2010, 42 x 84 with 16 ceilings and FIVE 14' overhead doors, fully finished insulated and heated with in slab heating has a built-in compressor. Second shop was built in 1995, was used as a mechanic bay by the previous tenant, also has a compressor included. The space is 47' x 66' with two 14' overhead doors in opposing directions so you can park two trucks or get a trailer inside to work on it. Also includes a 650sq.ft cold storage space with 10' overhead door, free of charge. Detached office building has two office spaces and a 1/2 bath. Great private location, tucked away out of sight just 1 mile south of Graham construction. Immediate possession available, Take action now before there is snow on the ground!

Built in 2010

### Essential Information

MLS® #	E4409748
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Industrial
Status	Active



**Community Information**

Address	61217 Range Road 452
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J5

**Exterior**

Exterior	Wood Frame
Construction	Wood Frame

**Additional Information**

Date Listed	October 8th, 2024
Days on Market	204
Zoning	Zone 60

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Listing information last updated on April 30th, 2025 at 6:47pm MDT