

## **\$2,095,000 - 5503 50 Avenue, Bonnyville Town**

MLS® #E4425308

**\$2,095,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Prime commercial/Industrial location in the heart of Oil Country! Excellent exposure with high traffic count and easy access to Highways 28 & 41. Site area is 1.15 acres, fully fenced with multiple gate accesses. Yard is gravelled and well compacted. The 10,800 square foot shop consists of 6000 square feet of shop space. Features 5-16 foot overhead doors, radiant tube heating and in floor heating. Wash bay on northern most bay. The 4800 square feet of office/administration area consists of 2400 square feet per level. Main floor features reception area, 2 washrooms, kitchen/staff room, 4 offices, server room and a board room. The second level features a training room, board room, common area with kitchenette, 2 washrooms and 3 more offices. All high quality finishing throughout. This may be the perfect location for your business operation!

Built in 2007

### **Essential Information**

MLS® #	E4425308
Price	\$2,095,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Industrial



Status                      Active

**Community Information**

Address                    5503 50 Avenue  
Area                        Bonnyville Town  
Subdivision               Bonnyville  
City                        Bonnyville Town  
County                    ALBERTA  
Province                  AB  
Postal Code               T9N 2H3

**Exterior**

Exterior                  Steel Frame  
Construction              Steel Frame

**Additional Information**

Date Listed                March 10th, 2025  
Days on Market          161  
Zoning                      Zone 60

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