

## **\$1,390,000 - 4902 56 Avenue, Bonnyville Town**

MLS® #E4436048

**\$1,390,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This prime industrial facility spans 1.4 acres with a total of 12,528 sq.ft featuring two 60' x 80' steel frame warehouses, each equipped with three 80' drive-through bays all with 14' x 14' overhead doors with new LED lighting for maximum operational efficiency. Detached South shop includes a full length mechanic's service pit with power, ventilation & LED lighting as well! Completely out fitted with overhead power spools, hard piped oil, grease, air & coolant right to the service bays! Ideal for vehicle or heavy equipment maintenance. Both shops have 220 service w/ wash bays & air compressors. The North shop is also complemented by 2,450 sq.ft. of air conditioned office w/ reception area, lunchroom, 2 bathrooms, 6 offices, board room, file storage & cooled server room! The shop also houses its own dispatch, and mechanic office with a secure tool crib. Fully serviced with municipal utilities, fenced for security, and finished with a graveled yard with staff parking and great low maintenance landscaping!

Built in 2003

### **Essential Information**

MLS® #	E4436048
Price	\$1,390,000



Bathrooms	0.00
Acres	0.00
Year Built	2003
Type	Industrial
Status	Active

### **Community Information**

Address	4902 56 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0H1

### **Exterior**

Exterior	Metal, Wood Frame, Steel Frame
Construction	Metal, Wood Frame, Steel Frame

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	56
Zoning	Zone 60

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Listing information last updated on July 7th, 2025 at 9:32am MDT