# \$1,500,000 - 7402 50 Avenue, Bonnyville Town

MLS® #E4441043

\$1,500,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

None, Bonnyville Town, AB

FOR SALE OR LEASE! Prime location, it doesn't get any better than this for exposure with Highway 28 frontage! Situated on FIVE ACRES all cleared and graveled & serviced with municipal water. This industrial shop is 70x125 for a total of 8750 sq.ft with six 14x14 overhead doors and in-floor heat throughout. Approximately 2000sq.ft of upper mezzanine space houses staff change/break rooms, parts rooms and laundry facilities. Fully equipped with compressors, welders, gantry crane, ventilation system and Hotsy pressure washer all included. Detached modular office space adjacent to the shop houses 4 offices with breezeway. Main office is 1200 sq.ft with two offices, two bathrooms and a spacious meeting/training room. Lots of additional cold storage buildings, including two 1600 sq.ft quonsets and a multitude of skid shacks & sheds to keep your equipment and parts organized. Outdoor loading dock with two different heights makes loading and unloading equipment a breeze. Opportunity is knocking!







Built in 1997

#### **Essential Information**

MLS® # E4441043 Price \$1,500,000

Lease Rate \$25

Bathrooms 0.00 Acres 0.00 Year Built 1997

Type Industrial Status Active

## **Community Information**

Address 7402 50 Avenue
Area Bonnyville Town

Subdivision None

City Bonnyville Town

County ALBERTA

Province AB

Postal Code T9N 2G8

### **Exterior**

Exterior Wood Frame
Construction Wood Frame

### **Additional Information**

Date Listed June 5th, 2025

Days on Market 148

Zoning Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 6:32am MDT