$449,900 - #11 61501 Highway 41, Rural Bonnyville M.D.

MLS® #E4436455

$449,900

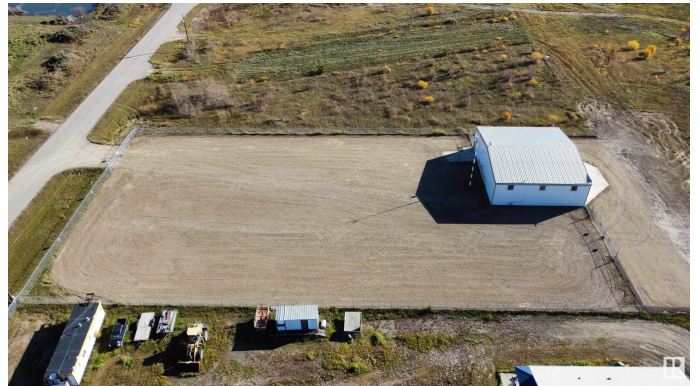0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

SHOP for SALE or LEASE in Aurora Borealis! This 2008 steel frame 4300 sq.ft shop is conveniently located right on highway 41 just on the north side on the Bonnyville regional airport, only 2 miles North of Bonnyville! Plenty of parking and storage space with a 1.5 acre parcel fully graveled and fenced with 6â€™ chain-link! The main shop area is open and accessible through the front with a 12x14 overhead door or from the rear with a 50 wide x 16 high aviation scissor style door. There is a 2 ton single rail crane installed with manual chain hoist. Heated with overhead radiant tube heaters. This property is completely serviced with power, gas, 3200 Gallon sewage holding tank and 2100 Gallon cistern for water. There is an upper mezzanine that houses the office space and below there is a 3 piece bathroom with shower. Great affordable shop space for your company to call home base!

Built in 2008

Essential Information

MLS® #	E4436455
Price	$449,900
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Industrial

| Status | Active |

Community Information

Address	#11 61501 Highway 41
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2G9

Exterior

Exterior	Metal Clad, Steel Frame
Construction	Metal Clad, Steel Frame

Additional Information

Date Listed	May 14th, 2025
Days on Market	49
Zoning	Zone 60