

\$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

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 July 7th, 2025 at 1:02am MDT