

## **\$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 6' 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            98  
Zoning                      Zone 60

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