

\$0 - 45131 Twp Rd 621, Rural Bonnyville M.D.

MLS® #E4437831

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

Don't miss this great opportunity to start your business! This 7600 sq/ft shop can be used in so many different ways offering complete flexibility including an, approximately, 1200 sq/ft, 5 bedroom (or offices), 2 bathroom apartment upstairs. Live here while you grow your business, house your hard working staff, or use it for extra office space to compliment the 2 offices up on the main level. Currently set up with 2 large bays and a smaller middle bay for a spray booth or smaller vehicles. Mezzanines through two of the bays can be removed, or re-worked based on your needs. 3-phase power, Airlines and valves throughout, in-slab heating, tool crib, meat locker, three 14'™ shop doors and one 12'™ shop door with a Power gated secure gravel parking lot around this great property. **Now offering partial availability, rent out the space you need. 2.47 Acre site is 3/4 fenced

Built in 2012

Essential Information

MLS® #	E4437831
Lease Rate	\$7
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Industrial



Status Active

Community Information

Address 45131 Twp Rd 621
Area Rural Bonnyville M.D.
Subdivision None
City Rural Bonnyville M.D.
County ALBERTA
Province AB
Postal Code T9N 2H2

Exterior

Exterior See Remarks
Construction See Remarks

Additional Information

Date Listed May 22nd, 2025
Days on Market 150
Zoning Zone 60

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