

## **\$449,000 - 63231 Rge Rd 445, Rural Bonnyville M.D.**

MLS® #E4439164

**\$449,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Crane Lake, Rural Bonnyville M.D., AB

Prime Commercial Property for Sale

**\*\*Location, Location, Location!\*\*** Are you looking for the perfect spot to grow your business? Look no further! This prime industrial property offers **\*\*great highway frontage\*\***, ensuring maximum visibility and easy access for your potential customers.

**\*\*Property Highlights:\*\*** - **\*\*Heated Shop:\*\*** 3,360 sq/ft of heated space, perfect for year-round operations. - **\*\*High Overhead Doors:\*\*** 16' high overhead doors and an 18' ceiling height, accommodating large vehicles and equipment with ease. - **\*\*Cold Storage:\*\*** 2,800 sq/ft of cold storage. - **\*\*Expansive Land:\*\*** Situated on 4.46 acres, providing ample space for expansion and outdoor activities. This versatile property is ideal for a variety of businesses. Whether you're in manufacturing, distribution, or any other industry, this location has the potential to meet your needs. **\*\*Lease Option\*\*** The Landlord may consider a long term lease for the right tenant!

Built in 2010

### **Essential Information**

MLS® #	E4439164
Price	\$449,000
Bathrooms	0.00



Acres	0.00
Year Built	2010
Type	Industrial
Status	Active

### Community Information

Address	63231 Rge Rd 445
Area	Rural Bonnyville M.D.
Subdivision	Crane Lake
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9M 1P5

### Exterior

Exterior	Steel Frame
Construction	Steel Frame

### Additional Information

Date Listed	May 27th, 2025
Days on Market	85
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 August 19th, 2025 at 11:47pm MDT