

## \$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
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	73
Zoning	Zone 60

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Listing information last updated on August 3rd, 2025 at 7:47am MDT