\$699,000 - 61515 Hwy 41, Rural Bonnyville M.D.

MLS® #E4443430

\$699,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

It's the perfect time to invest in your own commercial shop! Located just north of the Bonnyville Airport on Highway 41, this impressive 3,950 sq. ft. shop sits on 9.62 acres and offers exceptional flexibility. Bay #1 features an 18'x16' powered overhead door and is 55' deep. Bay #2 runs 75' deep and includes a 14'x16' powered overhead door with a exhaust hood. The center dividing wall is removable to create one large open space, and both bays are heated with radiant tube heaters for maximum efficiency. The building is constructed on a concrete foundation with a wood frame. At the back of the second bay, you'II find a main-floor office, reception area, bathroom, and storage room. The upper mezzanine includes additional open office space, a kitchenette, and more storage. This property is fully serviced with power, natural gas, a drilled well, and two 3,000-gallon holding tanks for sewage and shop sump systems. Don't miss out on this rare opportunity to own a highly functional and well-equipped shop space.

Built in 2002

Essential Information

MLS® # E4443430 Price \$699,000







Bathrooms 0.00 Acres 0.00 Year Built 2002

Type Industrial Status Active

Community Information

Address 61515 Hwy 41

Area Rural Bonnyville M.D.

Subdivision None

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9N 2J6

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed June 20th, 2025

Days on Market 132

Zoning Zone 60

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Listing information last updated on October 30th, 2025 at 3:02pm MDT