

## \$325,000 - 5003 50 Avenue, Bonnyville Town

MLS® #E4452239

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Prime Commercial Investment Opportunity in thriving community of Bonnyville (population appx 7,000). Key Features: 4,000 sq. ft. grade level retail building, split into two units / separate titles. Two separate power and gas meters simplifying tenant utility responsibility. Prime main-street visibility in a high-traffic area of Highway 28 / Mainstreet. Scarce retail availability in town, increasing property desirability. Stable monthly income with proven profit margins. Strong reliable tenants with excellent community reputation. Active oil-and-gas-driven economy, this property is a solid, turn-key investment with immediate returns. The building is fully leased to long-term, well established businesses: Stormy Dog Grooming and Caffeinate Coffee Shop. Both tenants have built strong local followings and show every sign of staying for years to come.

Built in 1951

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452239  |
| Price      | \$325,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1951      |
| Type       | Retail    |



Status                      Active

**Community Information**

Address                    5003 50 Avenue  
Area                        Bonnyville Town  
Subdivision               Bonnyville  
City                        Bonnyville Town  
County                    ALBERTA  
Province                  AB  
Postal Code               T9N 2G3

**Exterior**

Exterior                    Brick, Concrete, Wood Frame, Metal  
Construction              Brick, Concrete, Wood Frame, Metal

**Additional Information**

Date Listed                August 8th, 2025  
Days on Market          16  
Zoning                      Zone 60

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Listing information last updated on August 24th, 2025 at 2:17pm MDT