

\$0 - 61217 Range Road 452, Rural Bonnyville M.D.

MLS® #E4409748

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

6470 sq.ft Shop complex with 7 bays and office on 5 acres conveniently located just East of Bonnyville on Range Road 452. Main building was built in 2010, 42 x 84 with 16 ceilings and FIVE 14' overhead doors, fully finished insulated and heated with in slab heating has a built-in compressor. Second shop was built in 1995, was used as a mechanic bay by the previous tenant, also has a compressor included. The space is 47' x 66' with two 14' overhead doors in opposing directions so you can park two trucks or get a trailer inside to work on it. Also includes a 650sq.ft cold storage space with 10' overhead door, free of charge. Detached office building has two office spaces and a 1/2 bath. Great private location, tucked away out of sight just 1 mile south of Graham construction. Immediate possession available, Take action now before there is snow on the ground!

Built in 2010

Essential Information

MLS® #	E4409748
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Industrial
Status	Active



Community Information

Address	61217 Range Road 452
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J5

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	October 8th, 2024
Days on Market	192
Zoning	Zone 60

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Listing information last updated on April 18th, 2025 at 2:17pm MDT