

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

\$3,295,000 - 6416 54 Avenue, Bonnyville Town

MLS® #E4426193

\$3,295,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

First in class...best in show! This 16,040 square foot industrial shop & offices is presented with top quality and functionality. Located along 54 avenue with easy access to highways 28 & 41. The 1.68 acre site is fully fenced and features excellent compaction which makes it ideal for heavy equipment. The administration area features 4 washrooms, 8 offices, reception area, board room, staff room and 2 kitchen areas, spread out over 2 storeys. The 11,400 square foot shop features 4-20 foot doors, 2-18 foot doors, 2-5 ton cranes, in floor heating and one bay is equipped as a wash bay. It's all here and ready for a turn key operation. Seller will also entertain a minimum 5 year lease.

Built in 2008

Essential Information

MLS® #	E4426193
Price	\$3,295,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Industrial
Status	Active

Community Information

Address 6416 54 Avenue



Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2L6

Exterior

Exterior	Steel Frame
Construction	Steel Frame

Additional Information

Date Listed	March 18th, 2025
Days on Market	21
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 April 8th, 2025 at 12:47am MDT