

\$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 40
Zoning Zone 60

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