

\$799,900 - 5024 50th Avenue, Bonnyville Town

MLS® #E4332281

\$799,900

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Opportunity awaits in this great location on Main Street, Bonnyville! 10,450 sq/ft building, for sale or lease, is a functional store front, which boasts 1700sq/ft of retail space, as well as a beautifully renovated 2 bedroom living quarter located directly behind it. The potential is limitless; Keep your costs down by living where you open your business, house your employees, or use it as a great break-room with an extra office. Also available is a 33x18(approx) room which can be used as a conference room or can be leased separately as it has two separate entrances. This would make a great private space for massage, aesthetics, or small business. Prices start as low as \$14 sq/ft. Opportunity awaits! 60% of the building is rented out with long terms tenants in place, fill the remaining space for a great cap rate or use the space for your business with other tenants paying your mortgage!

Built in 1980

Essential Information

| | |
|------------|-----------|
| MLS® # | E4332281 |
| Price | \$799,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1980 |



| | |
|--------|--------|
| Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5024 50th Avenue |
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 2G8 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block, Brick |
| Construction | Block, Brick |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2023 |
| Days on Market | 836 |
| Zoning | Zone 60 |

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Listing information last updated on July 4th, 2025 at 1:02am MDT