

## \$699,000 - 61515 Hwy 41, Rural Bonnyville M.D.

MLS® #E4443430

**\$699,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

It's the perfect time to invest in your own commercial shop! Located just north of the Bonnyville Airport on Highway 41, this impressive 3,950 sq. ft. shop sits on 9.62 acres and offers exceptional flexibility. Bay #1 features an 18'x16' powered overhead door and is 55' deep. Bay #2 runs 75' deep and includes a 14'x16' powered overhead door with a exhaust hood. The center dividing wall is removable to create one large open space, and both bays are heated with radiant tube heaters for maximum efficiency. The building is constructed on a concrete foundation with a wood frame. At the back of the second bay, you'll find a main-floor office, reception area, bathroom, and storage room. The upper mezzanine includes additional open office space, a kitchenette, and more storage. This property is fully serviced with power, natural gas, a drilled well, and two 3,000-gallon holding tanks for sewage and shop sump systems. Don't miss out on this rare opportunity to own a highly functional and well-equipped shop space.

Built in 2002

### Essential Information

MLS® #	E4443430
Price	\$699,000



Bathrooms	0.00
Acres	0.00
Year Built	2002
Type	Industrial
Status	Active

### **Community Information**

Address	61515 Hwy 41
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 2J6

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	10
Zoning	Zone 60

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Listing information last updated on June 30th, 2025 at 7:17am MDT