

# **\$1,500,000 - 5807 47 Avenue, Bonnyville Town**

MLS® #E4411142

**\$1,500,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

This newer building of over 12,000 sqft. sits on over an acre of land. The commercial building is presently leased to a potential long term tenant. The location is a corner lot, with room for building expansion, if required, although the sizeable space presently available, is more than adequate to suite a variety of industrial purposes. Set squarely in the industrial park, with ready access to Highway 28, the property provides an excellent location for an oilfield supply or service company, as with the present tenant. There's 2400 sqft. of office space & over 10,000 sqft of shop space. The shop is heated with radiant & in-floor heat. The office has air conditioning. There are several bathrooms, including a 3/4 bath with shower.

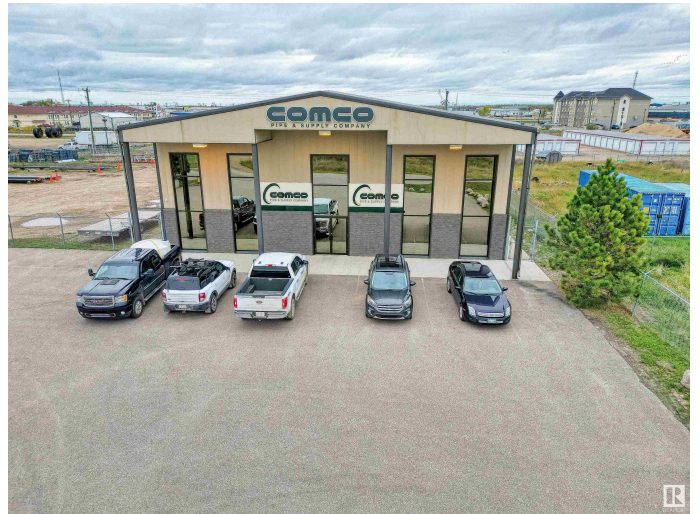
Built in 2008

## **Essential Information**

MLS® #	E4411142
Price	\$1,500,000
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Industrial
Status	Active

## **Community Information**

Address 5807 47 Avenue



Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 0B3

### Exterior

Exterior	Metal, Steel Frame
Construction	Metal, Steel Frame

### Additional Information

Date Listed	October 21st, 2024
Days on Market	191
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 30th, 2025 at 7:47pm MDT