

## \$0 - 45131 Twp Rd 621, Rural Bonnyville M.D.

MLS® #E4415353

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

Don't miss this great opportunity to start your business! This 7600 sq/ft shop can be used in so many different ways offering complete flexibility including an, approximately, 1200 sq/ft, 5 bedroom (or offices), 2 bathroom apartment upstairs. Live here while you grow your business, house your hard working staff, or use it for extra office space to compliment the 2 offices up on the main level. Currently set up with 2 large bays and a smaller middle bay for a spray booth or smaller vehicles. Mezzanines through two of the bays can be removed, or re-worked based on your needs. 3-phase power, Airlines and valves throughout, in-slab heating, tool crib, meat locker, three 14' shop doors and one 12' shop door with a Power gated secure gravel parking lot around this great property. \*\*Now offering partial availability, rent out the space you need. 2.47 Acre site is 3/4 fenced

Built in 2012

### Essential Information

MLS® #	E4415353
Bathrooms	0.00
Acres	0.00
Year Built	2012
Type	Industrial
Status	Active



## Community Information

Address 45131 Twp Rd 621  
Area Rural Bonnyville M.D.  
Subdivision None  
City Rural Bonnyville M.D.  
County ALBERTA  
Province AB  
Postal Code T9N 2H2

## Exterior

Exterior See Remarks  
Construction See Remarks

## Additional Information

Date Listed December 4th, 2024  
Days on Market 120  
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 3rd, 2025 at 2:02am MDT