

## \$595,000 - 6412 52 Avenue, Bonnyville Town

MLS® #E4430785

**\$595,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Industrial building in Bonnyville of 60'x80' with three 14 ft high doors and two 1 TON lifts and 650 sq ft office space all on 1.24 acres fenced in land. Located on west side just 2 blocks off HWY 28 with a large approach & parking area. Tin roof & exterior (front to be refaced soon), metal structure, Phase 3 power (3 panel boxes), overhead heaters, boot room with bathroom & sales / parts counter. The office has 2 bathrooms, sales counter & two offices. Phase 1 Environmental Report completed. Purchase only, WM lease is negotiable.

Built in 1977

### Essential Information

MLS® #	E4430785
Price	\$595,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Industrial
Status	Active

### Community Information

Address	6412 52 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town



County	ALBERTA
Province	AB
Postal Code	T9N 2L8

### Exterior

Exterior	Metal, Steel Frame
Construction	Metal, Steel Frame

### Additional Information

Date Listed	April 14th, 2025
Days on Market	4
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 18th, 2025 at 7:17pm MDT