

Courtesy Of Marcel L Sylvestre Of Panache Realty Ltd.

\$3,295,000 - 6416 54 Avenue, Bonnyville Town

MLS® #E4426193

\$3,295,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Bonnyville, Bonnyville Town, AB

First in class...best in show! This 16,040 square foot industrial shop & offices is presented with top quality and functionality. Located along 54 avenue with easy access to highways 28 & 41. The 1.68 acre site is fully fenced and features excellent compaction which makes it ideal for heavy equipment. The administration area features 4 washrooms, 8 offices, reception area, board room, staff room and 2 kitchen areas, spread out over 2 storeys. The 11,400 square foot shop features 4-20 foot doors, 2-18 foot doors, 2-5 ton cranes, in floor heating and one bay is equipped as a wash bay. It's all here and ready for a turn key operation. Seller will also entertain a minimum 5 year lease.

Built in 2008

Essential Information

| | |
|------------|-------------|
| MLS® # | E4426193 |
| Price | \$3,295,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Industrial |
| Status | Active |

Community Information

Address 6416 54 Avenue



| | |
|-------------|-----------------|
| Area | Bonnyville Town |
| Subdivision | Bonnyville |
| City | Bonnyville Town |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9N 2L6 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 18th, 2025 |
| Days on Market | 15 |
| 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 2nd, 2025 at 5:22am MDT