

# **\$650,000 - 61529 Range Road 443, Rural Bonnyville M.D.**

MLS® #E4324255

## **\$650,000**

Bedroom, Bathroom, 7,200 sqft  
Industrial on 56.38 Acres

None, Rural Bonnyville M.D., AB

Great investment potential! Great Highway Frontage with 56 Acres! This 7200 sq.ft shop has 2 16x20 doors and a 24x20 scissor door in the rear. Middle of the shop has a partition with another 16x20 door, front shop space has a concrete floor and the rear does not. Both sides heated with natural gas radiant tube heaters, upgraded 3 phase power, filtration system for sandblasting in the back bay as well. In addition, the property also has a 2500 sq.ft relocatable office complex with offices and bunk rooms, meeting room and 2 bathrooms (This building previously had a leak that was not repaired and will need significant repairs completed). There are other outbuildings that may be of use as well, a large shed, seacan shelter, fabric quonset and an older 2-bedroom mobile home. Property sold as is where is without warranty or representation.

Built in 2011

## **Essential Information**

MLS® #	E4324255
Price	\$650,000
Square Footage	7,200
Acres	56.38



Year Built	2011
Type	Industrial

### Community Information

Address	61529 Range Road 443
Area	Bonnyville
Subdivision	None
City	Rural Bonnyville M.D.
Province	AB
Postal Code	T9N 1J6

### Exterior

Construction	Post & Beam
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### Additional Information

Date Listed	January 13th, 2023
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Listing information last updated on May 13th, 2024 at 10:01pm MDT