

\$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 | 88 |
| 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 July 11th, 2025 at 8:32pm MDT