

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

MLS® #E4437831

\$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® #	E4437831
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	May 22nd, 2025
Days on Market	72
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 August 2nd, 2025 at 12:02am MDT