

Courtesy Of Vince J Kelly Of RE/MAX Bonnyville Realty

## \$0 - 4703 54 Avenue, Bonnyville Town

MLS® #E4377384

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

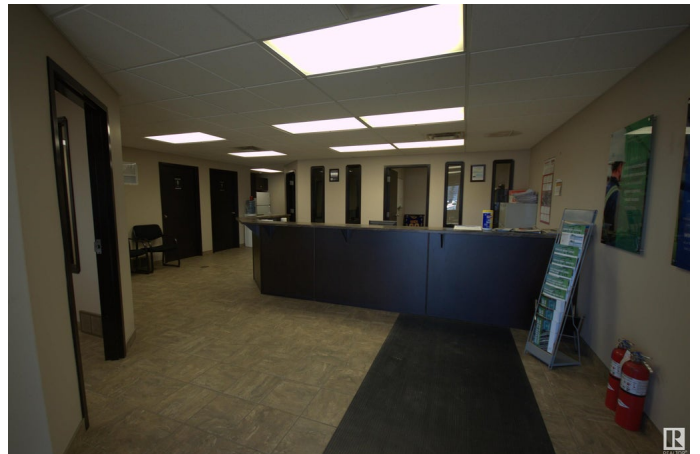
Bonnyville, Bonnyville Town, AB

Opportunity awaits! This prime location has an ideal set up for all of your industrial and office needs! This steel frame structure houses 900 sq.ft of air conditioned office space and an open 5500 sq.ft warehouse totaling 6400 sq.ft. Featuring an open concept entrance with ample reception area with built in desk for 2 administrators, coffee bar, 2 executive offices, large boardroom and 2 washrooms. The open mezzanine space is great for a change area or meeting space. Warehouse section features 18' high ceilings, 3 bays with 14 x 16' automatic overhead doors, and a front facing 12 x 14 overhead door. 480 Volt step up transformer is already installed, additional storage / parts room and crew bathroom complete this package. This one acre parcel is fully fenced and offers plenty of parking space and lay down yard. Staff parking in the front of the building offers 8 paved surface stalls. Located right on 54th Ave with exceptional exposure and accessibility to highways 28 & 41, It's time to make your move!

Built in 2012

### Essential Information

MLS® #	E4377384
Bathrooms	0.00
Acres	0.00



Year Built	2012
Type	Industrial
Status	Active

### **Community Information**

Address	4703 54 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2K6

### **Exterior**

Exterior	Steel Frame
Construction	Steel Frame

### **Additional Information**

Date Listed	March 15th, 2024
Days on Market	391
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 10th, 2025 at 3:17am MDT