

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	18
Zoning	Zone 60

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Listing information last updated on April 5th, 2025 at 4:02pm MDT