# **\$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

Lease Rate \$7

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 146

Zoning Zone 60

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Listing information last updated on October 15th, 2025 at 6:17pm MDT