\$449,000 - 63231 Rge Rd 445, Rural Bonnyville M.D.

MLS® #E4439164

\$449,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Crane Lake, Rural Bonnyville M.D., AB

Prime Commercial Property for Sale **Location, Location!** Are you looking for the perfect spot to grow your business? Look no further! This prime industrial property offers **great highway frontage**, ensuring maximum visibility and easy access for your potential customers. **Property Highlights:** - **Heated Shop:** 3,360 sq/ft of heated space, perfect for year-round operations. - **High Overhead Doors:** 16' high overhead doors and an 18' ceiling height, accommodating large vehicles and equipment with ease. - **Cold Storage:** 2,800 sq/ft of cold storage. - **Expansive Land:** Situated on 4.46 acres, providing ample space for expansion and outdoor activities. This versatile property is ideal for a variety of businesses. Whether you're in manufacturing, distribution, or any other industry, this location has the potential to meet your needs. **Lease Option** The Landlord may consider a long term lease for the right tenant!

Built in 2010

Essential Information

MLS® # E4439164 Price \$449,000

Bathrooms 0.00







Acres 0.00 Year Built 2010

Type Industrial

Status Active

Community Information

Address 63231 Rge Rd 445

Area Rural Bonnyville M.D.

Subdivision Crane Lake

City Rural Bonnyville M.D.

County ALBERTA

Province AB

Postal Code T9M 1P5

Exterior

Exterior Steel Frame
Construction Steel Frame

Additional Information

Date Listed May 27th, 2025

Days on Market 141

Zoning Zone 60

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