

\$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 | 109 |
| Zoning | Zone 60 |

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Listing information last updated on September 8th, 2025 at 8:02am MDT