$325,000 - 5003 50 Avenue, Bonnyville Town

MLS® #E4452239

$325,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Prime Commercial Investment Opportunity in thriving community of Bonnyville (population appx 7,000). Key Features:4,000 sq. ft. grade level retail building, split into two units / separate titles. Two separate power and gas meters simplifying tenant utility responsibility. Prime main-street visibility in a high-traffic area of Highway 28 / Mainstreet. Scarce retail availability in town, increasing property desirability. Stable monthly income with proven profit margins. Strong reliable tenants with excellent community reputation. Active oil-and-gas-driven economy, this property is a solid, turn-key investment with immediate returns. The building is fully leased to long-term, well established businesses: Stormy Dog Grooming and Caffeinate Coffee Shop. Both tenants have built strong local followings and show every sign of staying for years to come.

Built in 1951

Essential Information

MLS® #	E4452239
Price	$325,000
Bathrooms	0.00
Acres	0.00
Year Built	1951
Type	Retail

| Status | Active |

Community Information

Address	5003 50 Avenue
Area	Bonnyville Town
Subdivision	Bonnyville
City	Bonnyville Town
County	ALBERTA
Province	AB
Postal Code	T9N 2G3

Exterior

| Exterior | Brick, Concrete, Wood Frame, Metal |
| Construction | Brick, Concrete, Wood Frame, Metal |

Additional Information

Date Listed	August 8th, 2025
Days on Market	7
Zoning	Zone 60

Listing information last updated on August 15th, 2025 at 12:03pm MDT