

# **\$550,000 - 61529 Range Road 443, Rural Bonnyville M.D.**

MLS® #E4416721

**\$550,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Rural Bonnyville M.D., AB

Great investment potential! Great Highway Frontage with 56 Acres! This 7200 sq.ft shop has 2 16x20 doors and a 24x20 scissor door in the rear. Middle of the shop has a partition with another 16x20 door, front shop space has a concrete floor and the rear does not. Both sides heated with natural gas radiant tube heaters, upgraded 3 phase power, filtration system for sandblasting in the back bay as well. In addition, the property also has a 2500 sq.ft relocatable office complex with offices and bunk rooms, meeting room and 2 bathrooms (This building previously had a leak that was not repaired and will need significant repairs completed). There are other outbuildings that may be of use as well, a large shed, seacan shelter, fabric quonset and an older 2-bedroom mobile home. Property sold as is where is without warranty or representation.

Built in 2011

## **Essential Information**

MLS® #	E4416721
Price	\$550,000
Bathrooms	0.00
Acres	0.00



Year Built	2011
Type	Industrial
Status	Active

### Community Information

Address	61529 Range Road 443
Area	Rural Bonnyville M.D.
Subdivision	None
City	Rural Bonnyville M.D.
County	ALBERTA
Province	AB
Postal Code	T9N 1J6

### Additional Information

Date Listed	December 27th, 2024
Days on Market	117
Zoning	Zone 60

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Listing information last updated on April 23rd, 2025 at 2:02am MDT