



## 45131 Twp Rd 621 Rural Bonnyville M.D. AB

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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

Listing Presented By:



Originally Listed by:

RE/MAX Bonnyville Realty

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