



## 4908 56 Avenue Bonnyville Town AB

\$1,895,000

Prime light industrial shop in the heart of the Oil Patch located in Bonnyville. This 1.4 acre site is fully fenced and features good compaction and drainage. The north building features a 4800 square foot shop with top end equipment. The 2500 square foot office/admin area features quality finishing throughout. The south shop also measures 4800 square feet. This shop features a full length lube & service pit making ideal for truck and trailer maintenance. Both shops are equipped with compressed air lines, LED lighting, radiant heat, 14' overhead doors, electrical, and contained sumps. The north shop features a bathroom, 2 parts rooms and an attached sea container parts room. The office space was recently renovated (2021) and features a reception area, 5 offices, board room, kitchen/staff room, file room, 2 bathrooms and a full processing/copier station. Pride of ownership is evident down to the last detail. Great value, convenient location and quality constructed. Make this your turn key location...

Listing Presented By:



Originally Listed by:  
Panache Realty Ltd.

marcel@bonnyvillerealestate.com  
<http://www.marcel sylvestre.com>



**RE/MAX Real Estate**

129 Mountain Ash Drive,  
Wetaskiwin, AB,

Phone: 780-361-9215  
[rsplant@telus.net](mailto:rsplant@telus.net)