



## 5807 47 Avenue Bonnyville Town AB

\$1,500,000

This newer building of over 12,000 sqft. sits on over an acre of land. The commercial building is presently leased to a potential long term tenant. The location is a corner lot, with room for building expansion, if required, although the sizeable space presently available, is more than adequate to suite a variety of industrial purposes. Set squarely in the industrial park, with ready access to Highway 28, the property provides an excellent location for an oilfield supply or service company, as with the present tenant. There's 2400 sqft. of office space & over 10,000 sqft of shop space. The shop is heated with radiant & in-floor heat. The office has air conditioning. There are several bathrooms, including a 3/4 bath with shower.

Listing Presented By:



Originally Listed by:  
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