



## 61219 Range Road 461 2 Rural Bonnyville M.D. AB

\$2,250,000

Brilliant solution for large trucks or potential for warehousing and storage. Excellent access to Hwy 28 and 660. Featuring 3 buildings - one large shop (17,200 sq ft, built in 2010 with 16 16' overhead doors, 10' concrete aprons in front of the doors and wash bay with 2 pc washroom), second large shop (12,160 sq ft, built in 2012 with seven 16' overhead doors, 1 10' overhead door and 1 22' bay, with a mezzanine, staff room, mechanical room, parts room, office and 2 pc washroom, 24' concrete apron across front of overhead doors-south side). Third building is a quality built two-storey office building, 5344 sq ft, built in 2012, with 9 offices on main floor, 9 offices on 2nd floor, two 2 pc washrooms on each floor, lunch rooms, conference rooms, reception area with vaulted ceiling. Shops are pole frame, metal clad exterior and roof, concrete floor with sumps.

Listing Presented By:



Originally Listed by:  
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