



TwnRd 611A

Hwy 28 High Traffic Exposure

Industrial 8 Acres MD of Bonnyville



46216 TWP RD 611A Rural Bonnyville M.D. AB
\$1,950,000

Industrial 2 shops on 8 acres with Hwy 28 exposure, just doesn't come along very often. West building (2002) is 140 ft x 90 ft with 6 offices, lobby, 4 bathrooms, boardroom, lunchroom, tool room & 60ft wide heavy duty concrete heated open span shop area. 3 x 14' x 14' wide doors on each end with 20 ft height inside. East building (2007) is 60 ft x 90 ft open span heated graveled area with 2 x 14' x 20 wide doors on each end and 18 ft ceiling height. Deeded land of 3 lots is completely fenced in (6 ft chain link) with 2 sets of 45 ft rolling gates. Land has been hard packed with a mild grade to the south. Town utility services of water & sewer lines have been installed to the property line. Currently a drilled water well and septic holding tank is in use. Easy & safe access off Hwy 28 on TwnRd 611A gives benefit to large equipment & loads servicing the local oilfield industry. West building 8,400 sq ft plus office 4,200 totalling 12,600 sq ft. East building is 8400 sq ft. Combined total sq ft is 21,000.

Listing Presented By:



Originally Listed by:
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