



## 5024 50th Avenue Bonnyville Town AB

\$799,900

Opportunity awaits in this great location on Main Street, Bonnyville! 10,450 sq/ft building, for sale or lease, is a functional store front, which boasts 1700sq/ft of retail space, as well as a beautifully renovated 2 bedroom living quarter located directly behind it. The potential is limitless; Keep your costs down by living where you open your business, house your employees, or use it as a great break-room with an extra office. Also available is a 33x18(approx) room which can be used as a conference room or can be leased separately as it has two separate entrances. This would make a great private space for massage, aesthetics, or small business. Prices start as low as \$14 sq/ft. Opportunity awaits! 60% of the building is rented out with long terms tenants in place, fill the remaining space for a great cap rate or use the space for your business with other tenants paying your mortgage!

Listing Presented By:



Originally Listed by:  
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