



6502 50 Avenue Bonnyville Town AB

\$729,800

Calling all investors! Cap Rate of 8.9% based upon the asking price! This 5520sq.ft building has great exposure to highway 28 and has been home to a welding supply company for decades! A solid investment with a pitched metal roof that will last for many years to come, a brand new boiler that runs the in floor heating throughout the building, interior sales floor was completely renovated with new flooring, ceiling tiles, paint and new LED lighting in the last 5 years. Paved parking lot in front of the building and even half of the rear storage yard. Total lot size is 0.79 of an Acre with approximately a half acre of secure fenced storage space behind the building. Please do not approach the tenants directly.

Listing Presented By:



Originally Listed by:
RE/MAX Bonnyville Realty

vince.kelly@hotmail.com
<https://www.remax.ca/ab/vincent-kelly-106123-ag>

RE/MAX ELITE

RE/MAX Elite

304 Windermere Road, Edmonton,
AB, T6W 2Z8

Phone: 780-406-4000
Fax:
jmattie@telusplanet.net