



## 7402 50 Avenue Bonnyville Town AB

\$1,500,000

FOR SALE OR LEASE! Prime location, it doesn't get any better than this for exposure with Highway 28 frontage! Situated on FIVE ACRES all cleared and graveled & serviced with municipal water. This industrial shop is 70x125 for a total of 8750 sq.ft with six 14x14 overhead doors and in-floor heat throughout. Approximately 2000sq.ft of upper mezzanine space houses staff change/break rooms, parts rooms and laundry facilities. Fully equipped with compressors, welders, gantry crane, ventilation system and Hotsy pressure washer all included. Detached modular office space adjacent to the shop houses 4 offices with breezeway. Main office is 1200 sq.ft with two offices, two bathrooms and a spacious meeting/training room. Lots of additional cold storage buildings, including two 1600 sq.ft quonsets and a multitude of skid shacks & sheds to keep your equipment and parts organized. Outdoor loading dock with two different heights makes loading and unloading equipment a breeze. Opportunity is knocking!

Listing Presented By:



Originally Listed by:  
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