

# **\$2,250,000 - # #2 61219 Range Road 461, Rural Bonnyville M.D.**

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MLS® #E4343468

**\$2,250,000**

Bedroom, Bathroom, 34,704 sqft  
Industrial on 6.18 Acres

None, Rural Bonnyville M.D., AB

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.

Built in 2012

## **Essential Information**

MLS® #	E4343468
Price	\$2,250,000
Square Footage	34,704
Acres	6.18



Year Built	2012
Type	Industrial

### Community Information

Address	# #2 61219 Range Road 461
Area	Bonnyville
Subdivision	None
City	Rural Bonnyville M.D.
Province	AB
Postal Code	T9N 2J6

### Exterior

Construction	Wood Frame
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### Additional Information

Date Listed	June 1st, 2023
Zoning	Industrial In Direct Cont

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Listing information last updated on May 2nd, 2024 at 3:01am MDT