



# Bonnyville, Alberta.

Businesses/Land for Sale and Lease.

Updated: July 27<sup>th</sup>, 2022 (next update October, 2022).

\*all property information to be confirmed by the seller.



\$50,000.  
5711 50 Av, Bonnyville, AB.  
MLS#: E4184734.

Land Size: 10018.8 sq ft.

Details: Highway 28 exposure. Bare Land. 50ft x 200 ft lot. Zoned xxxx



\$289,000.  
6021 56 Av, Bonnyville, AB.  
MLS#: E4279427.

Land Size: 1.14 acres

Details: Bare Land.. Zoned xxxx. Utilities to property line.



\$1,500,000 \$18/square feet  
7402 50 Av, Bonnyville, AB.  
MLS# Number: E4278985.

Land Size: 5 Acres.

Details: Highway 28 frontage. Industrial shop is 70x125 for a total of 8750 sqft. Six 14x14 overhead doors and in-floor heat throughout. Approx. 2000 sqft of upper mezzanine space. Fully equipped with compressors, welders, gantry crane, ventilation system and Hot pressure washer all included. Detached office space adjacent to the shop houses 4 offices with breezeway. Main office is 1200 sqft. Lots of additional cold storage buildings. Outdoor loading dock with two different heights.



\$2,150,000  
5806 50th Av, Bonnyville, AB  
MLS#: E427782

Land Size: 2.18 acres

Details: Design built warehouse concrete slab for high racked storage type floor racks including point loads applied by the shelving system. Warehouse area 13,200 sq ft with a 20ft ceiling. Dock area is 1152 sq ft c/w 20ft ceiling. Showroom 3200 sq ft 10ft ceiling. Office area 1600 sq ft 8 ceilings. Main floor 19,152 sq ft. Mezzanine 2872 sq ft. Gross area is 22,024 sq ft.



\$1,590,000 \$11/square feet  
4409 68<sup>th</sup> St. Bonnyville, AB  
MLS#: E4276537

Land Size: 1.87 acres.

Details: Gateway Industrial Park. 2,000 sq ft of office space accompanied by 10,000 sq ft of shop space. Shop space consists of 4 - 16' high doors with 100' deep bays. Easy access to Highway 28.



\$1,699,000  
5617 50 Av, Bonnyville, AB  
MLS#: E4274469

Land Size: Unknown

Details: Highway 28 exposure. Building sits on 5 lots, all fenced, with front and back entrances. The main shop is 5600sq/ft. 5 - 16x16 overhead doors. The front office space is 3120 sq/ft. The 2<sup>nd</sup> shop is 5100 sq/ft with 3 bays. A Wash bay, the other 2 bays have 1 tonne cranes.



\$75,000  
4710 51 Av, Bonnyville, AB.  
MLS#: E4271547.

Land size: 50ft x 140ft lot.

Details: Zoned CRX Commercial property is fenced and landscaped; comes with 24 x 20 detached garage.



\$175,000  
4712 51 Av, Bonnyville , AB  
MLS#: E4271543

Building Size: 1847 sq ft.

Details: One level building has 2 entrances. Property may be converted to residential based on CRX Commercial zoning.





\$207,000  
 5106 50 St, Bonnyville, AB  
 MLS#: E4267743

Land Size: 78 x 140.

Details: Semi-commercial building with a dwelling house attached. One block off main street. Building size: 1400 sq ft.



\$149,900  
 5208 58 St, Bonnyville, AB  
 MLS#: E4266470

Land Size: 2.07 acres

Details: Adjacent parcel is also listed for sale for a possibility of 3.89 acres. This location offers great accessibility to Highway 28 and 41. 215 linear feet of frontage and approximately 410 feet deep. Lot is serviced with power, gas, municipal water and sewer. M2 Zoning.



\$144,900  
 5212 58 St, Bonnyville, AB  
 MLS#: E4266471

Land Size: 1.82 acres.

Details: Adjacent parcel is also listed for sale for a possibility of 3.89 acres. This location offers great accessibility to Highway 28 and 41. 178 linear feet of frontage and approximately 440 feet deep The lot is serviced with power, gas, municipal water and sewer. M2 Zoning.



\$199,900  
 6203 54 Av, Bonnyville, AB  
 MLS#: E4260177

Land Size: 2 acres.

Details: 2 acres – no other details.



\$154,900  
5201 54 Av, Bonnyville, AB  
MLS#: E4287217

Land Size: 2.25 acres.

Details: 54th Avenue frontage. Lot is serviced with municipal water and sewer with Electricity and Natural gas located near by. Adjacent lot is also for sale, for a total of approximately 4 acres.



\$100,000  
5101 54 Av, Bonnyville, AB  
MLS#: E4287216

Land Size: 1.5 acres

Details: Commercial lot located on 54th Avenue. The lot is serviced with municipal water and sewer with Electricity and Natural gas located near by.



\$719,000  
6217 50 Av, Bonnyville AB,  
MLS#: E4237437

Land Size: N/A.

Details: Highway 28 exposure. 125 feet of frontage with ample parking in front and a fenced yard space in the back. Building currently houses 2 tenants and has room for a third.



\$249,000  
5014 50 Av, Bonnyville, AB  
MLS#: E4233997

Building Size: 2918 sq ft.

Details: Main street Bonnyville/Hwy 28 frontage. Office/retail building. Two offices with reception on the upper level and open 20 x 30 ft area on the lower level. It is 20 ft X 40 ft with 90 feet of parking (appx 12 vehicles) in the rear.





\$599,900 \$8/square feet  
 5714 52 Av, Bonnyville, AB  
 MLS#: E4227988

Land Size: N/A.

Details: Multi purpose building. 6400' sq ft at ground 1930' upper level plus 936' addition. 160 feet of building plus upper floor on 200 feet of street frontage  
 Overhead doors: 3 x 14 (one drive thru), 5 x 10' (one in the back). 4 engine lifts & platforms.



\$725,000 \$12/square feet  
 4901 50 Av, Bonnyville, AB.  
 MLS#: E4220859

Building Size: 11,000 sq ft.

Details: Office building is located next to MD offices on Main Street.



\$200,000 \$12/square feet  
 #108 5005 55 Av  
 Bonnyville, AB.  
 MLS#: E4217868

Land Size: N/A.

Details: 2,000 sq/ft. Condoized units. Lease rates starting at \$12sq/ft triple net.



\$1,090,000  
 4602 50 Av, Bonnyville, AB.  
 MLS#: C4264784

Details: Gas Station & C-Store on corner lot.



\$50,000  
5711 50 Av, Bonnyville, AB  
MLS® Number: E4184734.

Land Size: 10018.8 sq ft

Details: Empty Lot. Highway 28 / main street exposure. Lot is located on the 58 St service road. Lot is 50 ft by 200 ft deep.



\$1,100,000 \$9/sq ft  
6212 52 Av, Bonnyville, AB.  
MLS#: E4138767.

Land size: 1.93 acres.

Details: On the west end of Bonnyville just off the trucking route. Grand total of 19,739 sq.ft. Various units with office and shop space. Complex consists of 7 bays in total: Bay #1 is set up as a fully functional industrial truck wash finished with renew wall. Bays #2,3,4 are finished with two levels, each including open shop space, a bathroom and access to offices..



\$949,900 \$9/square feet  
6215 52 Av, Bonnyville, AB.  
MLS#: E4138766.

Land Size 2.79 acres.

Details: 15,520 sq.ft shop and office space, fully fenced with drive thru yard site. Main office building is 12,400 sq.ft. with a spacious reception area, 5 offices, lunchroom and two bathrooms. Fully heated 60' X 80' warehouse features a steel frame clear span with concrete floors, sumps, radiant heat, three 14' X14' doors, a 16' X 16' drive thru bay with a 2 ton capacity bridge crane plus bathroom and additional office space. Auxiliary drive thru 40' X 80' building is heated with radiant tube heaters and fully completed with concrete floor and sumps. 38' X 80' insulated and heated quonset with gravel floor..



\$11.50/square feet  
5002 55 Av, Bonnyville, AB  
MLS#: E4266131

Land Size: 62726 sq ft

Details: Steel frame structure houses 2400 sq.ft of a/c office space with an additional undeveloped 2400 sq.ft of mezzanine space. 2 levels and 8800 sq.ft warehouse totaling 11,200 sq.ft. Warehouse section features 18 under truss height, parking for 6 units with 2-16' automatic overhead doors, Already framed for 3 additional overhead doors, for a total of 5 if desired. Overhead radiant heat. Just under 1.5 acre parcel is fully fenced and offers plenty of parking space and lay down yard.



\$11/square feet  
4410 54 Av, Bonnyville, AB  
MLS#: E4276394

Land Size: 0.5 acres

Details: On 54th Ave. Paved parking in front, fenced graveled yard on 0.5 acre with the possibility of also leasing the adjacent half acre lot as well. The main floor has a reception area with 2 large offices. The upper floor has 2 offices and 2 separate workstations. The shop area is 40 x 60. With over 3600 square feet, with two 14 x14 over head doors this shop is flexible to accommodate a variety of business uses.



\$10.95/square feet  
5504 50 Av, Bonnyville, AB.  
MLS#: E4222296.

Land Size: 7650 sq ft. Retail.

Details: Located at the intersection of Highways 28 and 41. 7650 sq ft with parking fronting the entire building. Lease a portion or the entire building.



\$10/sq feet  
6209 49 Av, Bonnyville, AB  
MLS#: E4206449.

Land Size: 6200 sq ft  
building

Prime Commercial/light industrial building. 6200 sq.ft. It consists of 2000 sq.ft. of office and administration. Featuring reception area, 3 spacious offices, board room, 3pce bathroom and storage. Shop is 60x70 4200sq.ft. Featuring a parts room, washroom and mezzanine area. 3 overhead doors 14' height. Radiant heat in shop and forced air in offices along with central A/C. Concrete apron along shop doors, site is fenced and provides ample parking. Paved driveway on front side off building.



\$949,400/\$16 square feet  
5027 50th Av, Bonnyville, AB  
MLS#: E4295130

Land Size: 2400 sq ft.

Details: Ground floor retail space is available for immediate occupancy. Tenant has the ability to customize the space as desired. Could be developed into office space as well.





\$850,000 - 5002 50 AV  
Bonnyville, AB.  
MLS® Number: E4306389

Details: The Bonnyville Hotel is a 32-suite hotel. It is a three-storey low-rise, wood-frame construction building. Built in 1946, and extensively renovated within the last 10 years. There is ample on-street parking available. The 32 guest rooms come in a variety of sizes, from single queens, double queen, and king suites. There are 4 one-bedroom apartment suites for long-term rentals. There is a restaurant/bar on the main floor and a hair salon.



\$299,900 \$5/square feet  
5003 51 AV, Bonnyville, AB  
MLS® Number: E4303282

Details: location kitty corner across from the post office. Nearly 7200 sq.ft in total and it has been recently refurbished just a couple of years ago. Owner has Phase 1 Environmental Site Assessment and Structural Engineering. Plus 12 additional paid parking stalls, in addition to the 6 onsite on the west side of the property.