

\$449,000 - 63231 Rge Rd 445, Rural Bonnyville M.D.

MLS® #E4439164

\$449,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Crane Lake, Rural Bonnyville M.D., AB

Prime Commercial Property for Sale

****Location, Location, Location!**** Are you looking for the perfect spot to grow your business? Look no further! This prime industrial property offers ****great highway frontage****, ensuring maximum visibility and easy access for your potential customers.

****Property Highlights:**** - ****Heated Shop:**** 3,360 sq/ft of heated space, perfect for year-round operations. - ****High Overhead Doors:**** 16' high overhead doors and an 18' ceiling height, accommodating large vehicles and equipment with ease. - ****Cold Storage:**** 2,800 sq/ft of cold storage. - ****Expansive Land:**** Situated on 4.46 acres, providing ample space for expansion and outdoor activities. This versatile property is ideal for a variety of businesses. Whether you're in manufacturing, distribution, or any other industry, this location has the potential to meet your needs. ****Lease Option**** The Landlord may consider a long term lease for the right tenant!

Built in 2010

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4439164 |
| Price | \$449,000 |
| Bathrooms | 0.00 |



| | |
|------------|------------|
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 63231 Rge Rd 445 |
| Area | Rural Bonnyville M.D. |
| Subdivision | Crane Lake |
| City | Rural Bonnyville M.D. |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1P5 |

Exterior

| | |
|--------------|-------------|
| Exterior | Steel Frame |
| Construction | Steel Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 25 |
| Zoning | Zone 60 |

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Listing information last updated on June 21st, 2025 at 4:02am MDT