

Courtesy Of Matthew W Loree Of RE/MAX Bonnyville Realty

## \$749,900 - 5024 50th Avenue, Bonnyville Town

MLS® #E4332281

**\$749,900**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Bonnyville, Bonnyville Town, AB

Opportunity awaits in this great location on Main Street, Bonnyville! 10,450 sq/ft building, for sale or lease, is a functional store front, which boasts 1700sq/ft of retail space, as well as a beautifully renovated 2 bedroom living quarter located directly behind it. The potential is limitless; Keep your costs down by living where you open your business, house your employees, or use it as a great break-room with an extra office. Also available is a 33x18(approx) room which can be used as a conference room or can be leased separately as it has two separate entrances. This would make a great private space for massage, aesthetics, or small business. Prices start as low as \$14 sq/ft. Opportunity awaits! 60% of the building is rented out with long terms tenants in place, fill the remaining space for a great cap rate or use the space for your business with other tenants paying your mortgage!

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4332281  |
| Price      | \$749,900 |
| Lease Rate | \$12      |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |



|            |        |
|------------|--------|
| Year Built | 1980   |
| Type       | Retail |
| Status     | Active |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5024 50th Avenue |
| Area        | Bonnyville Town  |
| Subdivision | Bonnyville       |
| City        | Bonnyville Town  |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9N 2G8          |

### Exterior

|              |              |
|--------------|--------------|
| Exterior     | Block, Brick |
| Construction | Block, Brick |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2023 |
| Days on Market | 945              |
| Zoning         | Zone 60          |

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Listing information last updated on October 21st, 2025 at 12:17pm MDT