

\$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	113
Zoning	Zone 60

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 16th, 2025 at 10:02pm MDT