



9.64 -ACRE INDUSTRIAL SITE

61304B HIGHWAY 41 M.D OF BONNYVILLE, AB

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PROPERTY HIGHLIGHTS

Located approximately 1 km north of the Town of Bonnyville, AB along Hwy 41, this 9.64-acre industrial-zoned property offers a secure, gated entrance and a fully fenced perimeter for enhanced access control and visibility.

The internal yard is gravelled and features a strong base designed to support heavy equipment and industrial use — a significant value-add for any operator or investor.

The parcel includes a 9,600 sq ft structure (1,159 sq ft office + 8,441 sq ft shop) ready for redevelopment or repositioning. Situated in the Municipal District of Bonnyville No. 87, the site enjoys proximity to a regional industrial-service economy, skilled labour force, and excellent highway access via Hwy 41, making it well positioned for distribution, manufacturing, or service operations.

AERIAL VIEW



PROPERTY DETAILS

Legal Address:	Lot A, Plan 7921988
Municipal Address:	61304B - Highway 41 M.D. Of Bonnyville, Alberta
Site Size:	9.64-acre
Building size:	9,600 SF w/ Multiple grade loading doors (1,159 sq ft office + 8,441 sq ft shop)
Year Built:	1979

Zoning:	A - Agricultural District
Fencing:	Perimeter fencing with rolling gate access
Yard:	Compacted through-out with gravel
Property Taxes:	\$14,246.00
Price:	\$1,410,000.00

KEEP IN TOUCH

