



9.64 -ACRE INDUSTRIAL SITE

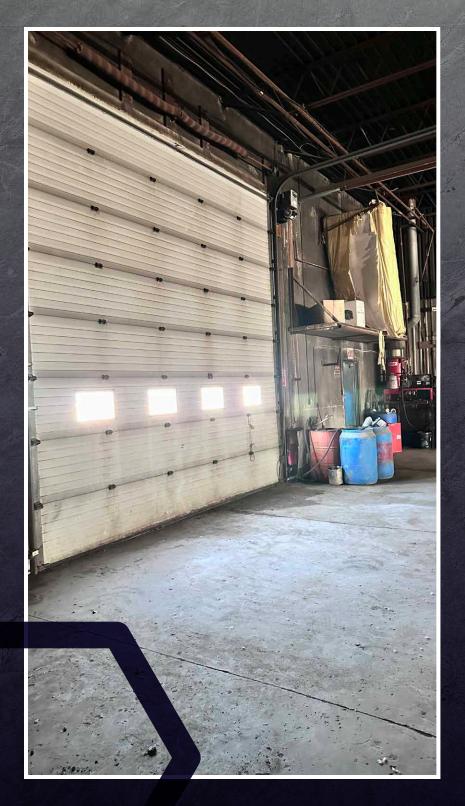
61304B HIGHWAY 41 M.D OF BONNYVILLE, AB

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable we make no representation as to the condition of the property (or properties) in question. OCTOBER 2025

Adrian Ambrozuk
Associate Partner
780-991-9344
adrian.ambrozuk@cwedm.com

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1

www.cwedm.com





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.



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



Adrian Ambrozuk
Associate Partner
780-991-9344

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower

Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1