

FOR SALE/LEASE

OWNER/USER OR INVESTMENT OPPORTUNITY

5002 56 AVENUE, BONNYVILLE, AB



**CUSHMAN &
WAKEFIELD**

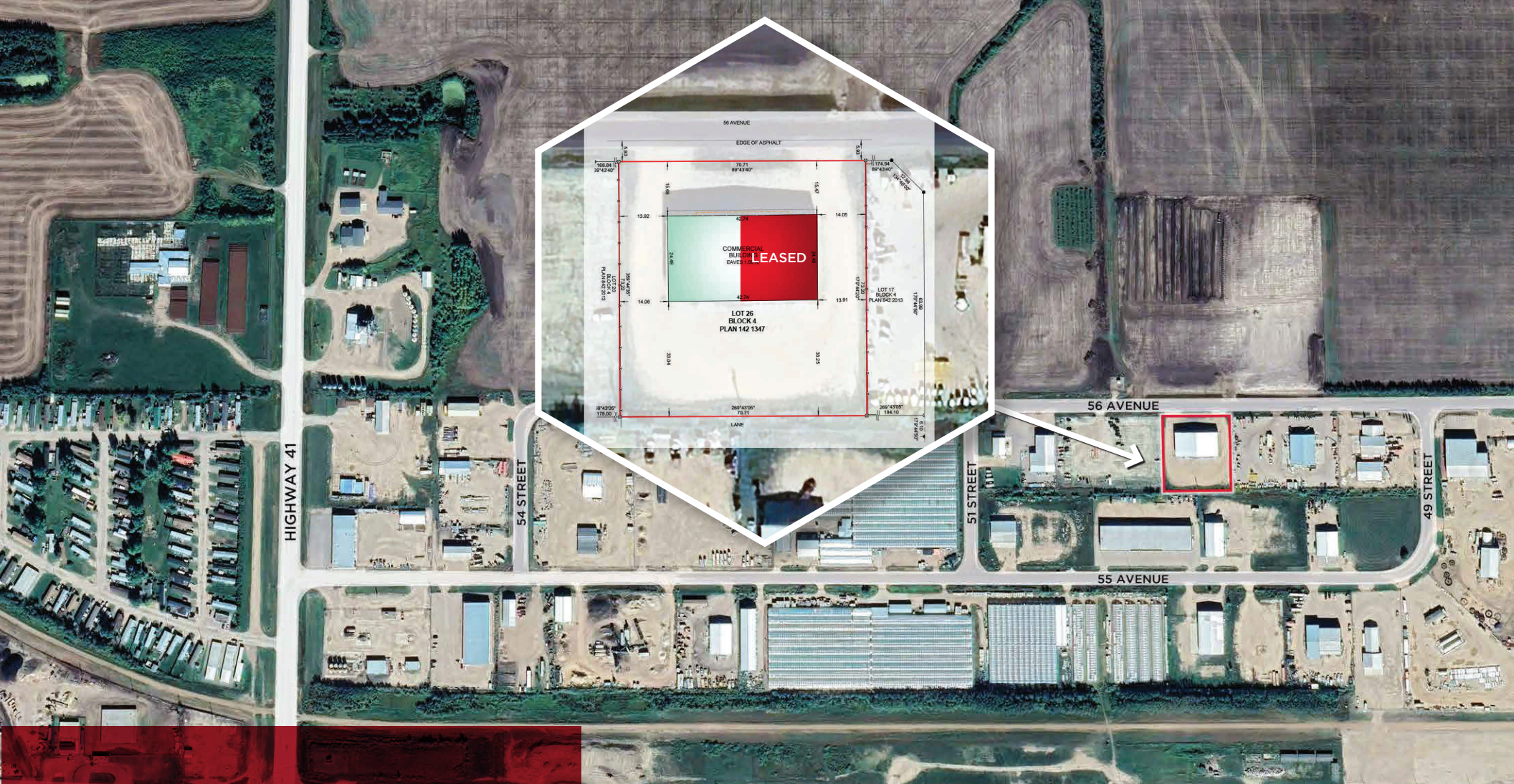
Edmonton



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PROPERTY HIGHLIGHTS

- First-class office improvements
- Secure fenced and prepared yard
- Drive-through capability
- Clear span shop
- Industrial General Zoning
- Income of \$3,990 per month (gross)



PROPERTY DETAILS

Municipal Address: 5002 56 Avenue, Bonnyville, AB

Legal Description: Descriptive Plan 1421347,
Block 4, Lot 26

Year Built: 2020

Site Size: 1.28 Acres

Vacant Area: 960 SF (Main Floor Office)
960 SF (Second Floor)
4,640 SF (Warehouse - Includes
Stairwell)

6,520 SF (Total)

Building Area: 11,200 SF (Main Floor)

Power: 225 Amp, 120/208 Volt
(To be verified by Purchaser)

Loading Doors: Four (4) 14 'x 16'

Lighting: LED

Heating: Radiant in shop

Sump: Trench drains and two
compartment sumps

Clear Height: 18' to 20'

Taxes: \$14,279.15 (2023)

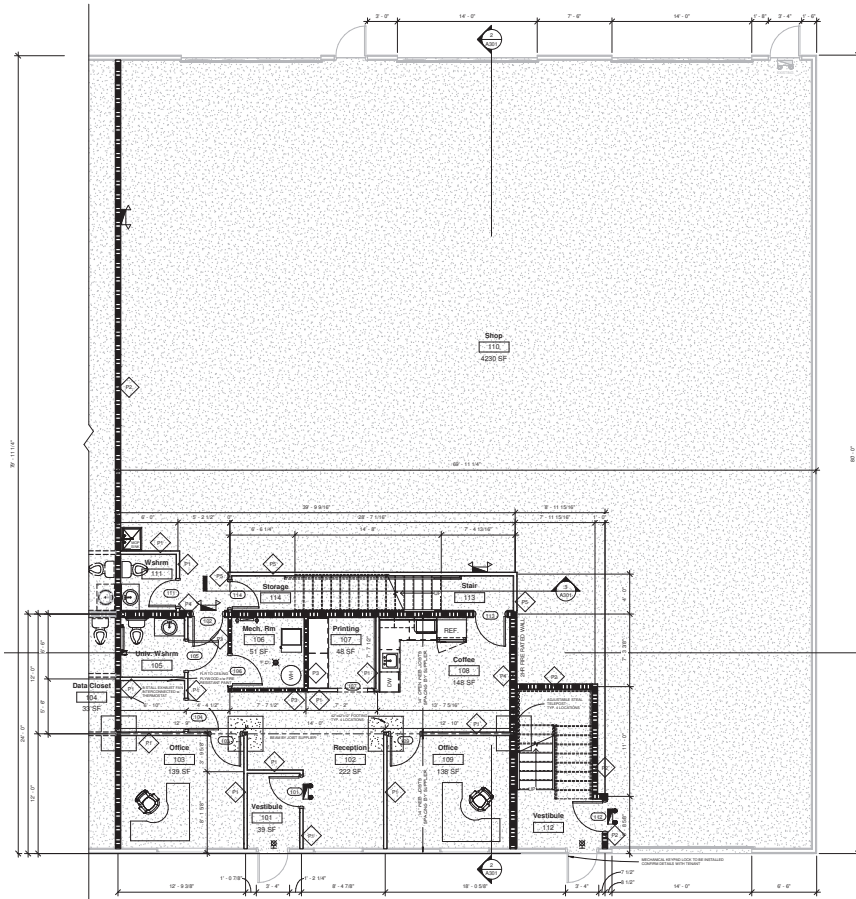
Sale Price: \$1,600,000

Lease Rate: \$12.00 per SF

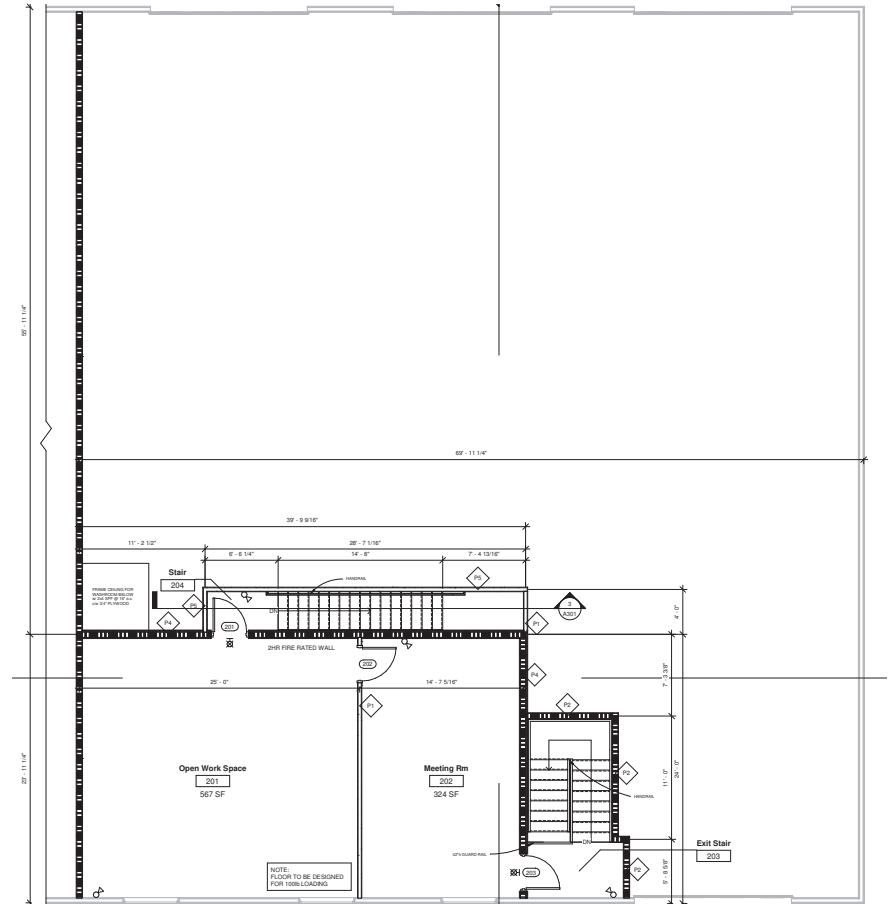


FLOOR PLANS

MAIN FLOOR - VACANT BAY



SECOND FLOOR - VACANT BAY



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