

FOR SALE/LEASE

# OWNER/USER OR INVESTMENT OPPORTUNITY

5002 56 AVENUE, BONNYVILLE, AB



**CUSHMAN &  
WAKEFIELD**

Edmonton

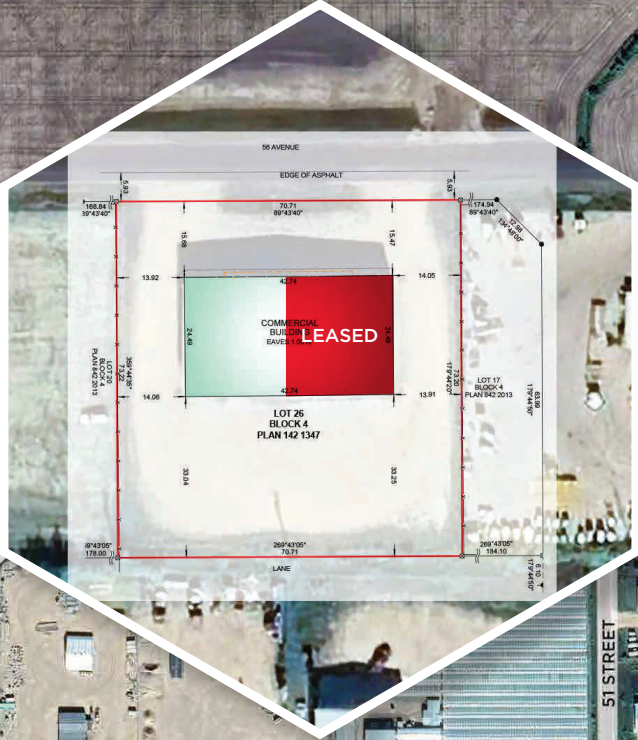
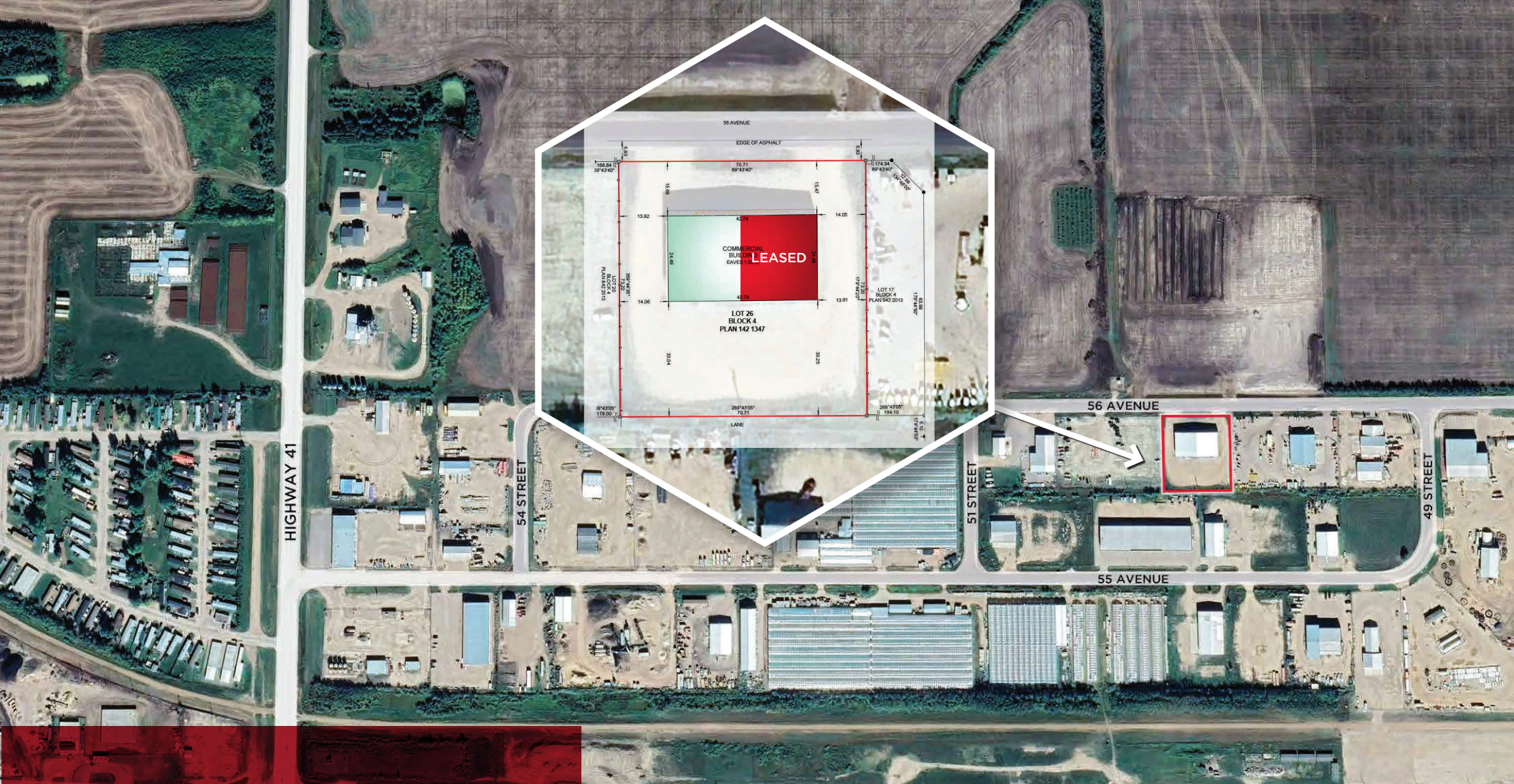


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## PROPERTY HIGHLIGHTS

- 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)  

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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

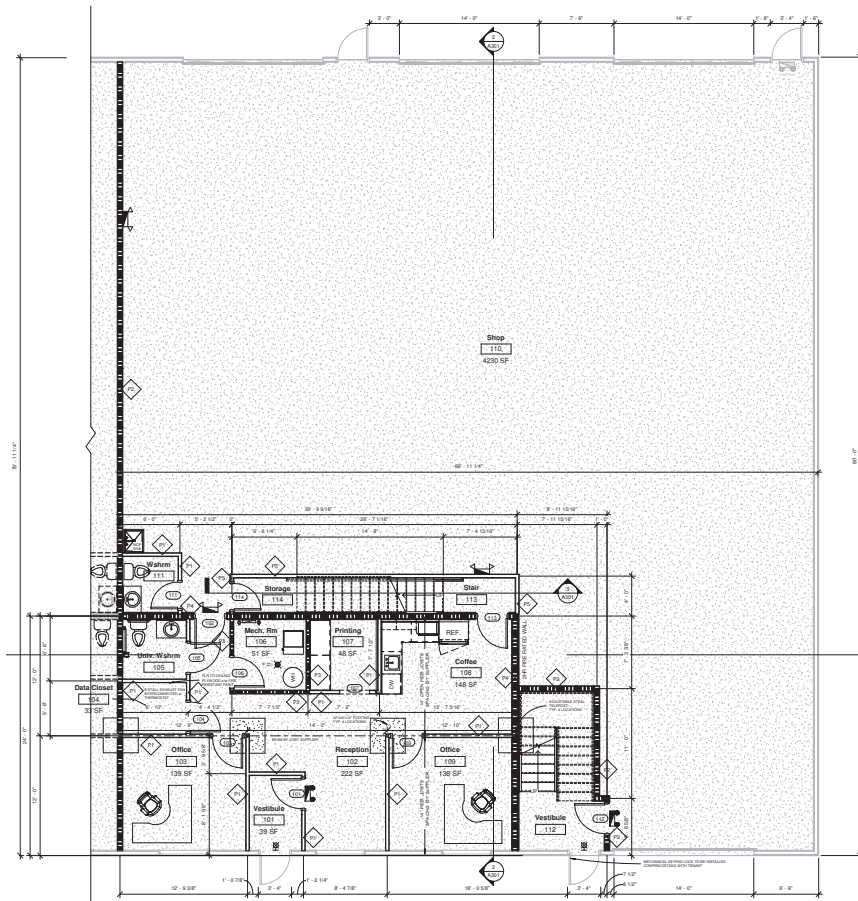
**Lease Rate:** \$12.00 per SF



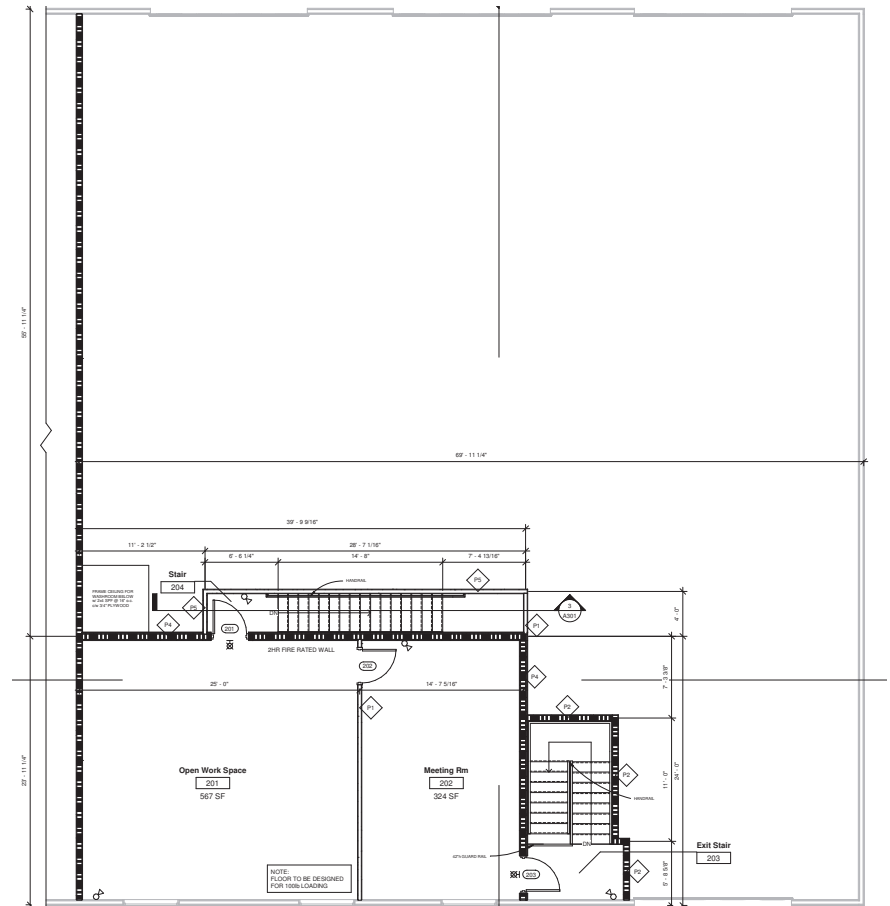


# FLOOR PLANS

## MAIN FLOOR - VACANT BAY



## SECOND FLOOR - VACANT BAY



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