



5055-55 Avenue

Bonnyville, AB

- Brand New Construction
- Fenced Outdoor Yard Space
- Ready for Occupancy
- Grade Loading
- Just off Hwy 41
- 2,000 sq ft Bays

Jim Bijou, SIOR

Industrial Leasing / Sales
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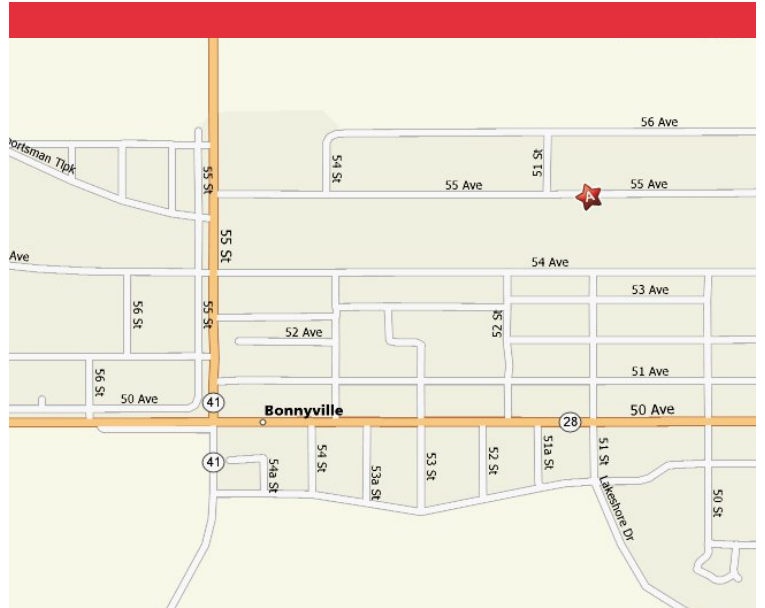
Fax: 780 424 0217

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For Sale / Lease

Industrial Condos



Address: 5055-55 Avenue
Bonnyville, AB

Legal: Plan 0741019
Lots 1-12

Bay Sizes: 2,000 sq ft
25x 80

Max Contiguous: 12,000 sq ft
Paved at Front
Crushed at Rear

Loading: 14'x16' Grade

Ceiling Height: 20' Clear

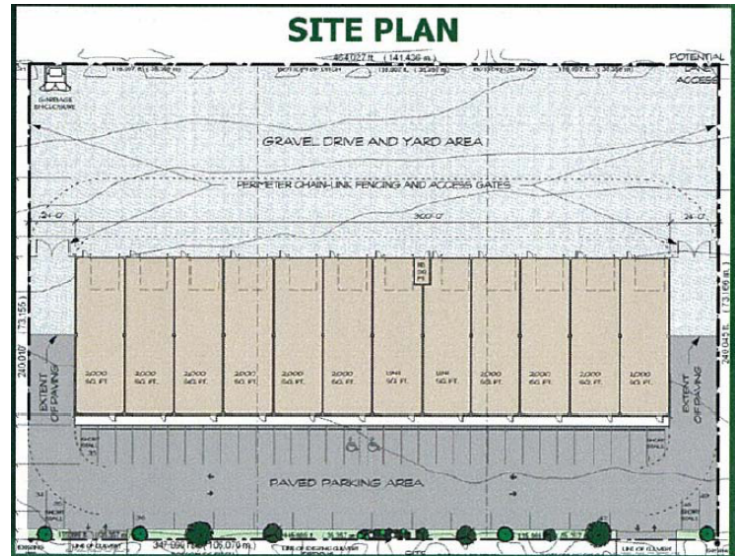
Power: 125 Amp
120/208 Volt per bay

Lighting: Metal Halide

Price: \$249,000 / unit

Lease Rate: \$12.00 per sq ft net

Condo Fees: Approx \$230.00
per month



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