

FOR LEASE

FREESTANDING INDUSTRIAL SERVICE SHOP

5001 55 Avenue, Bonnyville AB

6,600 SF ON 1.91 ACRES



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. May, 2025

Mark Bowman
Associate
780 702 4256
mark.bowman@cwedmonton.com

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

PROPERTY HIGHLIGHTS

- 6,600 SF on 1.91 Acres
- Fenced and graveled yard
- Large reception area, 4 offices, lunchroom, and 3 washrooms
- Low site coverage

OVERVIEW

SITE



56 AVENUE

54 AVENUE

50 AVENUE

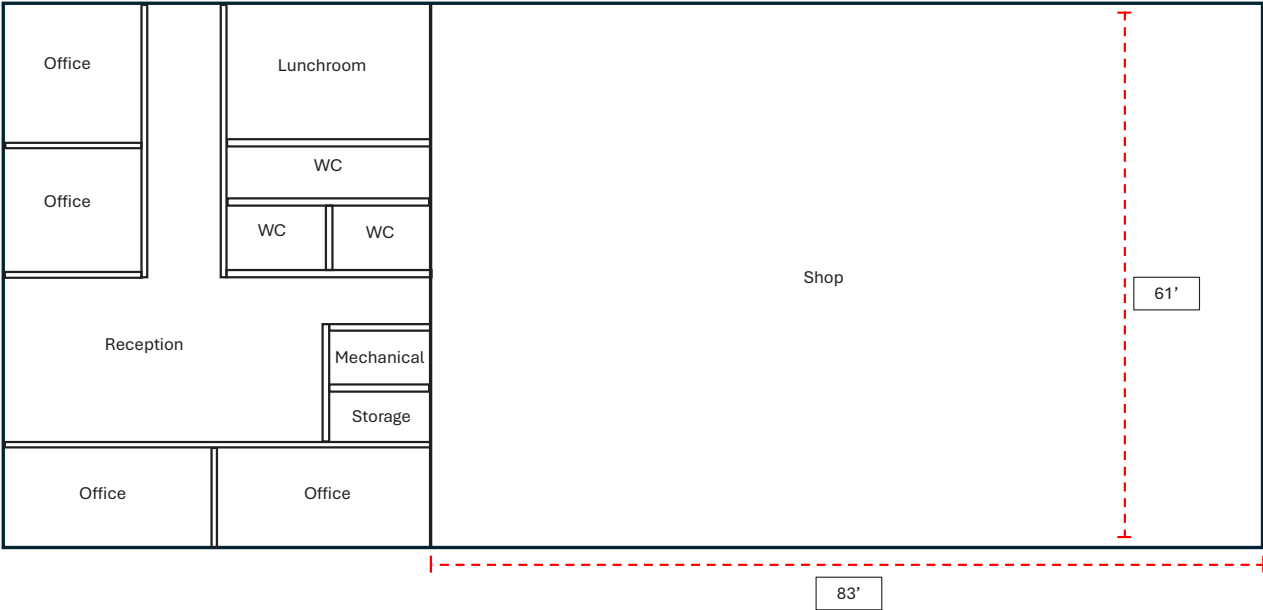
HIGHWAY 41

PROPERTY DETAILS

MUNICIPAL ADDRESS	5001 55 Avenue, Bonnyville AB
YEAR BUILT	2008
SITE SIZE	1.91 Acres
LEASABLE AREA	± 1,600 SF - MAIN FLOOR OFFICE ± 5,000 SF - WAREHOUSE ± 6,600 SF TOTAL ± 1,600 SF - BONUS MEZZANINE (not included in gross)
POWER	To Be Confirmed By Tenant
LOADING DOORS	(3) 14'x16' Grade
HEATING	Forced Air and AC in offices, Radiant in Shop
SUMPS	Trench Drain and Sump
CLEAR HEIGHT	19'
LEASE RATE	\$12.00 PSF
OP. COSTS	\$2.69 PSF
AVAILABILITY	Immediately



*Sample Floor Plan. Not drawn to scale - measurements are approximate.



KEEP IN TOUCH



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. MAY, 2025.

Mark Bowman
Associate
780 702 4256
mark.bowman@cwedm.com

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