



FOR LEASE

6,720 Sq.Ft. Service Shop
on Large 4.65 Acre
Graveled Yard

Hwy 28 Access near Fort Kent
MD of Bonnyville, Alberta

NET LEASE RATE
\$8,250 / month

AGENTS PROTECTED

For more information:

BRAD CHORLEY
(403) 242.6002 | brad@resland.com



PROPERTY OVERVIEW

LOCATION / ADDRESS

1/2 mile north of Hwy 28 on Range Rd 452
NE 1/4 Sec 27-61-5-4
Lot A Plan 9122850

SITE SIZE

4.65 ACRES | (262' wide x 771' deep)

BUILDING SIZE

Shop (60' x 100')	6,000 Sq.Ft.
Office (18' x 40')	720 Sq.Ft.
TOTAL	6,720 Sq.Ft.

ZONING

Industrial

SITE COVERAGE

Shop & Office: 3% | 4.5 acres of gravelled yard

PROPERTY TAXES (2022)

\$9,746.53

PROPERTY FEATURES

PROPERTY DETAILS

BUILDING SIZE

Shop (60' x 100')	6,000 Sq.Ft.
Office (18' x 40')	720 Sq.Ft.
TOTAL	6,720 Sq.Ft.

HEATING

Office: Natural Gas Forced Air Furnace
Shop: Natural Gas Radiant Tube

ROOF

Office: Metal
Shop: New membrane installed in 2018

SHOP AREA

18' clear ceiling
Fully lined walls & ceiling
Hotsy Pressure Washer
Air Compressor
2 @ 16'h x 14'w overhead doors
Drive through bay

UTILITIES

Electricity (600a, 1200v, 3-phase)
Natural Gas
Water & Septic System



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RESLAND
DEVELOPMENT GROUP



LOCATION & SITE PLAN

LOCATION MAP

5 MINUTES NORTH OF BONNYVILLE ON ROUTE TO COLD LAKE



LOCATION MAP

EXCELLENT ACCESS TO HWY 28



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RESLAND
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LOCATION & SITE PLAN

PROPERTY VIEW FROM SOUTH WEST



PROPERTY VIEW FROM SOUTH EAST



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