# FULLY LEASED
# INVESTMENT OPPORTUNITY

Strong covenant tenancies.
Excellent access to Bonnyville's commercial corridor.
Regional office hub serving Bonnyville and the Lakeland region.

## 5201 44 STREET
BONNYVILLE, ALBERTA

KPLI GLOBAL

AVISON YOUNG

# 5201 44 STREET BONNYVILLE

## PROPERTY SUMMARY

| | |
|---|---|
| **Municipal address** | 5201 44 Street, Bonnyville, Alberta |
| **Legal address** | Plan 7820137, Block 3, Lot 2 |
| **Building size** | 40,874 sf |
| **Occupancy** | 100% |
| **Site size** | 2.67 acres |
| **Site coverage** | 44.6% |
| **Parking** | Ample surface |
| **Zoning** | C3 - Highway Commercial District |
| **Year built** | 1979 |
| **Storeys** | 2 |
| **Elevators** | 1 |
| **Notable tenants** | Canadian Natural Resources Limited<br>Bonnyville Alberta Supports Centre |
| **Property taxes (2026)** | $68,223.83 |

## SALE PRICE:
## $4,300,000 ($105.20 PSF)

# 5201 44 STREET BONNYVILLE

## INVESTMENT HIGHLIGHTS

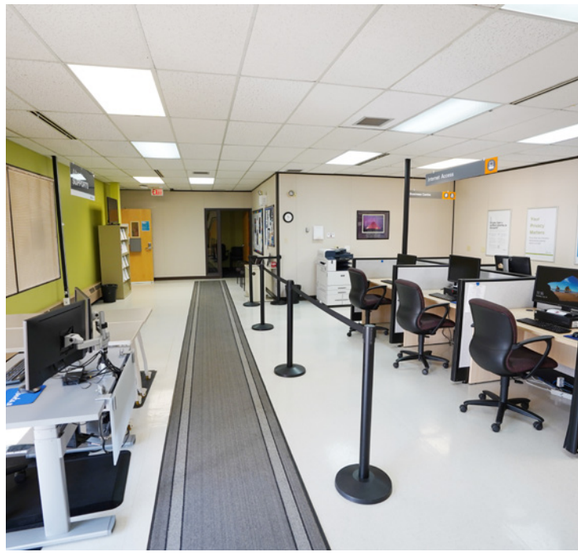
**STRATEGIC LOCATION**
Prominently located in Bonnyville's commercial district with excellent visibility and convenient access to major roadways and local amenities. Convenient access to Highways 28 and 41 provides regional connectivity throughout northeastern Alberta.

**REGIONAL ECONOMIC HUB**
Bonnyville serves as a key service centre for northeastern Alberta, supporting the energy, agriculture, and municipal sectors.

**STABLE INVESTMENT OPPORTUNITY**
Well-suited for investors seeking income-producing office assets in an established regional market.

**GOVERNMENT & PROFESSIONAL TENANT DEMAND**
The community supports a diverse mix of government agencies, healthcare providers, engineering firms, financial institutions, and professional service businesses.

**LIMITED OFFICE INVENTORY**
Bonnyville has a relatively limited supply of quality office space, helping support long-term occupancy potential.



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## LOCATION OVERVIEW

Located in the heart of Bonnyville's commercial district with direct exposure and convenient access from Highway 28, the property is surrounded by a strong mix of retail, dining, and recreational amenities. Nearby destinations include the Bonnyville & District Centennial Centre, Sobeys, Boston Pizza, McDonald's, Tim Hortons, Mary Brown's Chicken, and a variety of other businesses.

### DEMOGRAPHICS WITHIN 5KM

**7,499**
Population

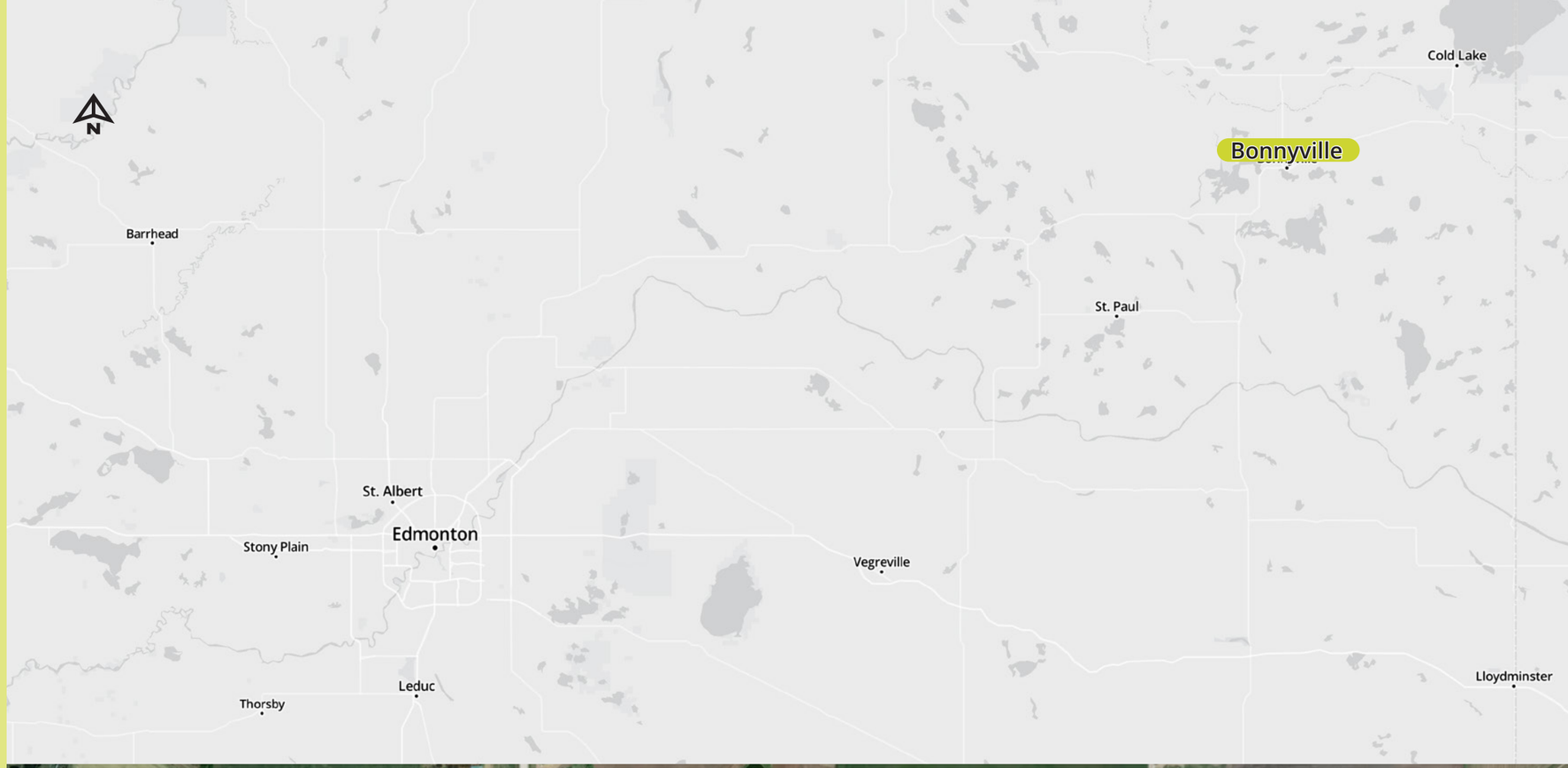
**4.7%**
Projected population growth 2025-2030

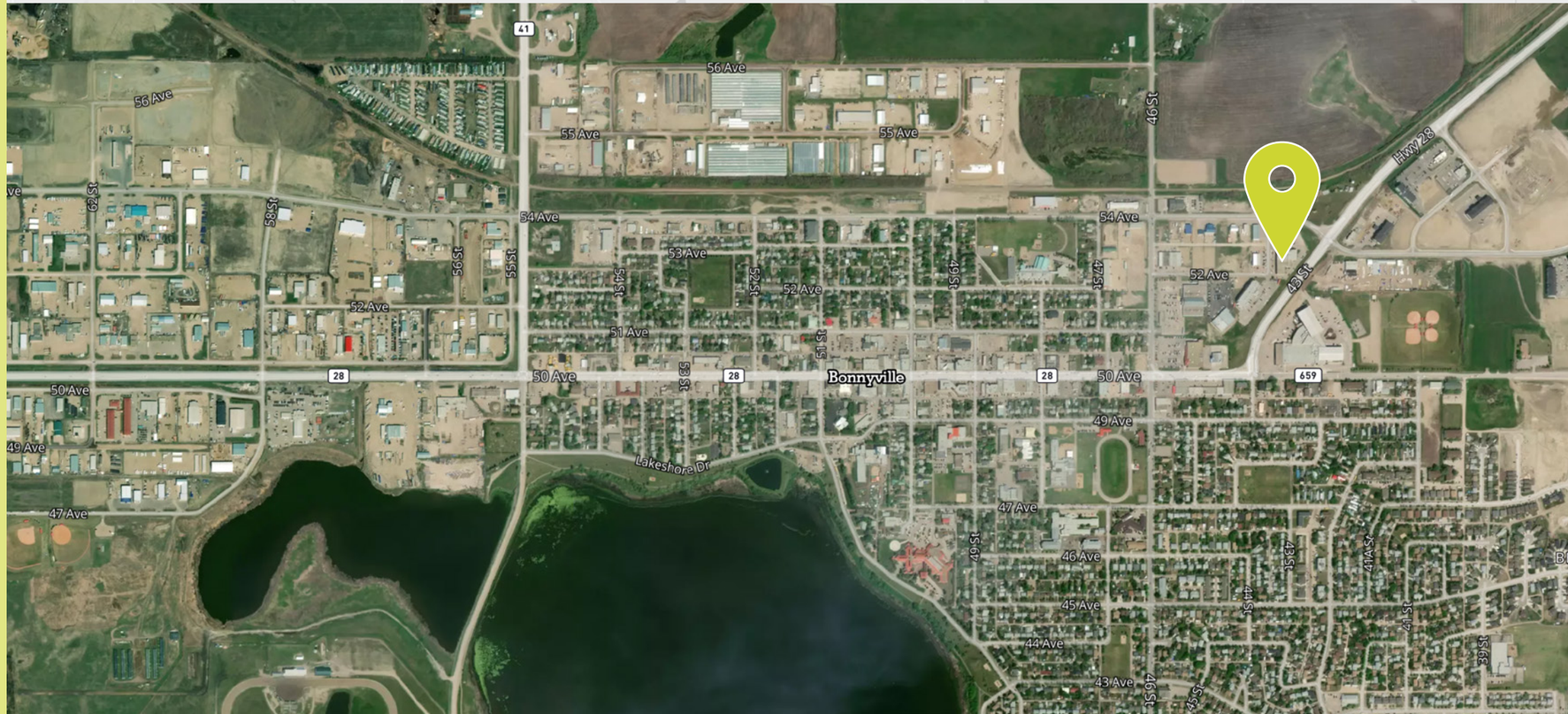
**2,784**
Households

**$129,187**
Average household income

**36.6**
Median age

*Source:*



# GET IN TOUCH

**Karnie Vertz**
Principal
+1 780 938 7551
karnie.vertz@avisonyoung.com
AVISON YOUNG

**Alexi Olcheski**
President & CEO
+1 403 971 5167
alexi.olcheski@kpliglobal.com
KPLI GLOBAL

**Braydan Guy**
Associate, Brokerage Services
+1 780 708 2658
braydan.guy@avisonyoung.com
AVISON YOUNG

**Estelle Tran**
COO, Office Sales & Leasing
+1 403 993 2898
estelle.tran@kpliglobal.com
KPLI GLOBAL

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