

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

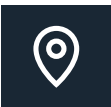
Municipal address	5201 44 Street, Bonnyville, Alberta
Legal address	Plan 7820137, Block 3, Lot 2
Building size	40,874 sf
Occupancy	100%
Site size	2.67 acres
Site coverage	44.6%
Parking	Ample surface
Zoning	C3 - Highway Commercial District
Year built	1979
Storeys	2
Elevators	1
Notable tenants	Canadian Natural Resources Limited 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

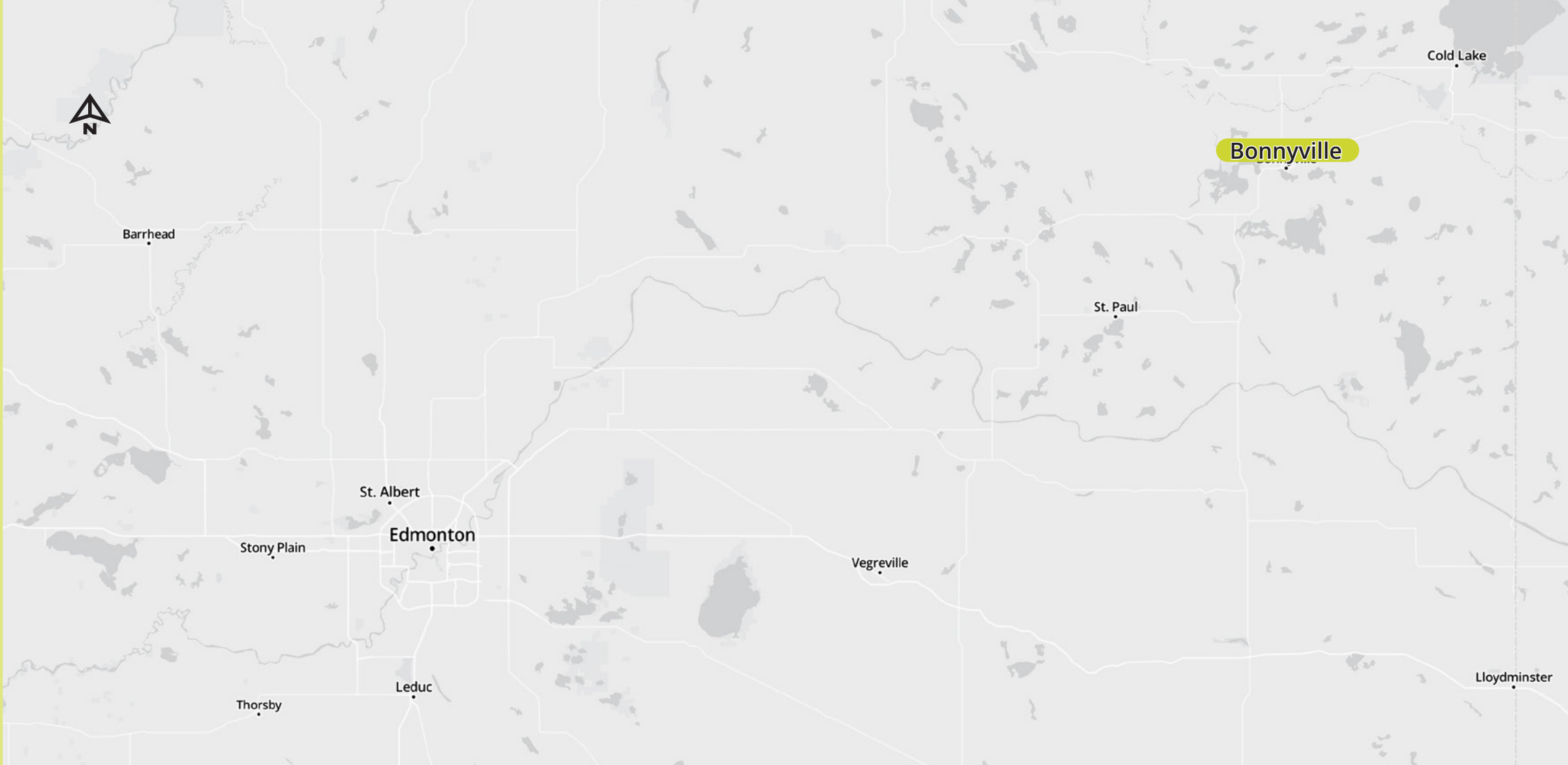
 **4.7%**
Projected population growth 2025-2030

 **2,784**
Households

 **\$129,187**
Average household income

 **36.6**
Median age

Source:



GET IN TOUCH

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