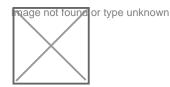


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **#9, 53304 RANGE ROAD 170 FOR SALE**

Commercial Real Estate > Commercial Property for Sale



Location

Rural Yellowhead County, Alberta

Listing ID:

MLS ID: A2226831

\$2,950,000



A KAREN SPENCER-MILLER

**(780)** 723-3100

30814

■ CENTURY 21 TWIN REALTY

**2** 780-723-3100

M

 $\ensuremath{\#9},\,53304$  Range Road 170 , Rural Yellowhead County , Alberta  $\,$  T7E 0C4

**Transaction Type** 

For Sale

**Days On Market** 

Zonina

id - Industrial District

Subdivision

NONE

**Nearest Town** 

Edson

Year Built 2006

**Structure Type** 

Industrial

**Property Type Property Sub Type** Commercial

Industrial

Building Area (Sq. Ft.)

20701.00

Building Area (Sq. M.)

1923.17

Lot Size (Sq. Ft.)

301435

Lot Size (Acres)

6.92

Roof Metal **Foundation Poured Concrete** 

Heating

Overhead Heater(s), Natural

Gas.Radiant

Lot Features

Level, Private

**Commercial Amenities** 

Boardroom, Compacted Yard, Floor Drain(s)/Grease Trap(s),Lunchroom

**Access to Property** 

Accessible to Major Traffic Route, Gravel

Road

Inclusions

Appliances in Main Floor and 2nd Floor

Kitchen Areas

Restrictions

None Known

Reports

Aerial Photos, Floor Plans

An exceptional opportunity to acquire a modern and versatile industrial facility ideally situated in the heart of Yellowhead County's Mizera Industrial Park. Built in 2006 and maintained in excellent condition, this impressive 20,701 sq. ft. building offers both functionality and flexibility for a variety of industrial users. The property features a large 18,000 sq. ft. main floor, complete with four private offices, two washrooms, staff areas, a spacious shop, and a fully equipped wash bay. The shop is designed for efficiency, boasting six front and six rear 18' overhead doors, all electrically operated, allowing convenient drive-through access. Additional amenities include a reinforced concrete floor with a service pit, radiant heat, air exchangers, and a separate heated wash bay area. A 2,701 sq. ft. second-floor mezzanine overlooks the shop and features a segmented office layout that includes a kitchenette, a computer room, five individual offices, and a third washroom—an ideal setup for administrative and management operations. The exterior is equally impressive, with a fully fenced and secure yard, ample gravel surfacing, powered parking stalls, and new power outlets along the perimeter. The property is serviced by a drilled well, pump-out septic system, and reliable utilities including natural gas and underground power. Located just minutes from Edson and easily accessible via Highway 16, this industrial shop offers outstanding logistical advantages for fabrication, heavy equipment repair, transportation, or a wide range of industrial uses. The property is zoned ID—Industrial District, providing flexibility for diverse business needs. With its modern design, excellent condition, and strong investment potential, this property is an outstanding opportunity for owner-occupiers and investors alike.

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