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#9, 53304 RANGE ROAD 170 FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Yellowhead County, Alberta



Listing ID:
30814

MLS ID:
A2226831

\$2,950,000



 **KAREN SPENCER-MILLER**
 (780) 723-3100

 **CENTURY 21 TWIN REALTY**
 780-723-3100

 #9, 53304 Range Road 170 , Rural Yellowhead County , Alberta T7E 0C4

Transaction Type For Sale	Days On Market 4	Zoning id - Industrial District
Subdivision NONE	Nearest Town Edson	Year Built 2006
Structure Type Industrial	Property Type Commercial	Property Sub Type 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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