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## 8, 53304 RANGE ROAD 170 FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Rural Yellowhead County, Alberta



**Listing ID:**  
31136

**MLS ID:**  
A2233398

**\$9,500**



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

  
8, 53304 Range Road 170 , Rural Yellowhead County , Alberta T7E 0C4

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Lease Amount</b> 9500.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> ID - INDUSTRIAL DISTRICT
<b>Subdivision</b> NONE	<b>Nearest Town</b> Edson	<b>Building Type</b> Free-Standing
<b>Year Built</b> 2005	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Building Area (Sq. Ft.)</b> 6976.66	<b>Building Area (Sq. M.)</b> 648.15
<b>Roof</b> Metal	<b>Heating</b> Radiant	<b>Inclusions</b> Crane, shelving in the rows at front, desks, chairs, mobile home
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Floor Plans	

Amazing opportunity to lease this IMPRESSIVE SHOP built in 2005 with security fencing, 24' ceiling, 16' overhead door, overhead crane, large and open mezzanine space, office space, attached 2011 manufactured home, & Quonset, on 7.26 ACRES in Mizera Industrial Park, only minutes from Edson. Almost 7000 sq ft of shop and office space. Featuring a large front office space with tons of shelving - perfect for parts storage and organization (approx 1370 sq ft), spacious shop space with 16' overhead door (approx 4357 sq ft), overhead CRANE, forklift, radiant heat, exhaust fans, and more. There is a large open mezzanine space that overlooks the back shop space and front office space/entrance; and an attached manufactured home with more office space (currently set up with 3 offices, tech room, full kitchen, and 2 bathrooms. 30'x52' quonset for extra parking/storage. Manufactured home has additional office space. Fenced & gated. Currently set up as a gas compression company, however, the seller is open to other types of business as well! The property zoning is ID—Industrial District, providing flexibility for various business needs. Great space to expand your business for maximum thriving potential! Triple net lease.

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