

# \$9,500 - 8, 53304 Range Road 170, Rural Yellowhead County

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MLS® #A2233398

**\$9,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Rural Yellowhead County, Alberta

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 IDâ€™Industrial District, providing flexibility for various business needs. Great space to expand your business for maximum thriving potential! Triple net lease.

Built in 2005



## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2233398   |
| Price      | \$9,500    |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2005       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 8, 53304 Range Road 170 |
| Subdivision | NONE                    |
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 0C4                 |

## Interior

|         |         |
|---------|---------|
| Heating | Radiant |
|---------|---------|

## Exterior

|      |       |
|------|-------|
| Roof | Metal |
|------|-------|

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | June 25th, 2025          |
| Days on Market | 133                      |
| Zoning         | ID - INDUSTRIAL DISTRICT |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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