



GRASSROOTS
REALTY GROUP

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#9, 53304 Range Road 170
Rural Yellowhead County, Alberta

MLS # A2226831



\$2,950,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	20,701 sq.ft.
Zoning:	id - Industrial District

Heating:	Overhead Heater(s), Natural Gas, Radiant
Floors:	-
Roof:	Metal
Exterior:	-
Water:	Well
Sewer:	Holding Tank
Inclusions:	Appliances in Main Floor and 2nd Floor Kitchen Areas

Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected
Parking:	-
Lot Size:	6.92 Acres
Lot Feat:	Level, Private

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 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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