



**GRASSROOTS**  
REALTY GROUP

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53214A Range Road 172  
Rural Yellowhead County, Alberta

MLS # A2192697



**\$749,000**

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,619 sq.ft.

Zoning: CD

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 30.39 Acres

Sewer: -

Lot Feat: -

Inclusions: N/A

Large shop on 30.39 acres zoned Commercial District conveniently located on the Golf Course road, a stones throw from the town of Edson. The building offers 3619 sqft of space. This space includes 2239 sqft of shop space, large storage/workshop area, restroom, a reception area and an office.