

# **\$2,950,000 - #9, 53304 Range Road 170, Rural Yellowhead County**

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MLS® #A2226831

**\$2,950,000**

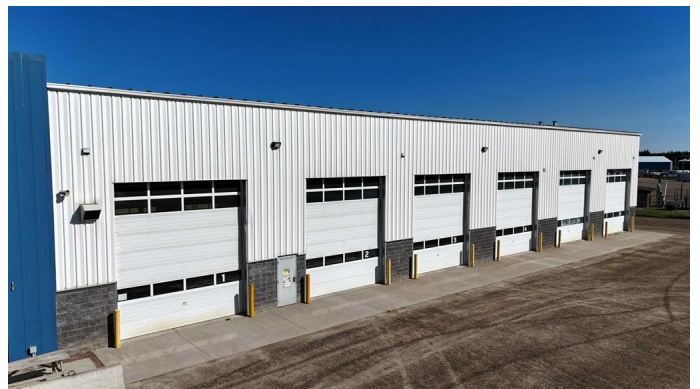
0 Bedroom, 0.00 Bathroom,  
Commercial on 6.92 Acres

NONE, Rural Yellowhead County, Alberta

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 IDâ€”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.

Built in 2006

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2226831    |
| Price      | \$2,950,000 |
| Bathrooms  | 0.00        |
| Acres      | 6.92        |
| Year Built | 2006        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | #9, 53304 Range Road 170 |
| Subdivision | NONE                     |
| City        | Rural Yellowhead County  |
| County      | Yellowhead County        |
| Province    | Alberta                  |
| Postal Code | T7E 0C4                  |

### **Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Connected, Natural Gas Connected |
|-----------|----------------------------------------------|

### **Interior**

|         |                                          |
|---------|------------------------------------------|
| Heating | Natural Gas, Overhead Heater(s), Radiant |
|---------|------------------------------------------|

### **Exterior**

|                 |                 |
|-----------------|-----------------|
| Lot Description | Level, Private  |
| Roof            | Metal           |
| Foundation      | Poured Concrete |

**Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | June 2nd, 2025           |
| Days on Market | 15                       |
| Zoning         | id - Industrial District |

**Listing Details**

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

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