# \$3,050,000 - 156 Steele Crescent, Hinton

MLS® #A2236667

### \$3,050,000

0 Bedroom, 0.00 Bathroom, Commercial on 5.46 Acres

Thompson Lake, Hinton, Alberta

Built in 2010, this rigid frame shop is 120 feet wide and consists of 5 drive thru bays. Bays are 130 feet deep and one is equipped as a wash bay. There is a nicely appointed office component which offers a welcoming main floor front reception area, staff lunch room, and 3 offices upstairs along with a training room/board meeting room. There are two 2pc washrooms for office use and a 4pc washroom including a shower with access from the shop. Shop heat from 8 overhead radiant units and the building is also equipped with two rooftop HVAC units and air exchangers. Three phase power (600 amp+/-), 3 floors sumps, and 16' overhead "daylight" doors. The 5.46 acre site is fully fenced, there's asphalt in front of the building, a concrete apron at the rear, and a gravel yard ideal for equipment storage and lay-down. This property offers all that is needed to take an industrial business operation to the next level. Lease package also available.



### **Essential Information**

MLS® # A2236667 Price \$3,050,000

Bathrooms 0.00 Acres 5.46 Year Built 2010

Type Commercial







Sub-Type Industrial Status Active

## **Community Information**

Address 156 Steele Crescent

Subdivision Thompson Lake

City Hinton

County Yellowhead County

Province Alberta

Postal Code T7V 2G5

#### **Additional Information**

Date Listed July 3rd, 2025

Days on Market 119

Zoning I-GEN

### **Listing Details**

Listing Office ROYAL LEPAGE ANDRE KOPP & ASSOCIATES

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