

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

MLS® #A2193210

**\$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.

Built in 2010

## Essential Information

MLS® #	A2193210
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	February 24th, 2025
Days on Market	68
Zoning	I-GEN

### Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
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