

# \$6,500 - 6 - 53304 Range Road 170, Rural Yellowhead County

MLS® #A2199455

**\$6,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.79 Acres

NONE, Rural Yellowhead County, Alberta

For Lease â€“ 4,400 Sq Ft Commercial Shop +  
840 Sq Ft Office/Boardroom Space.

This property offers 4.79 acres in the Mizera Industrial Park, conveniently located just off Highway 16, east of Edson. The office area includes two offices, a boardroom, a 2-piece bathroom, and a large storage room.

The shop is heated by a combination of in-floor and radiant heating systems and features two 14' overhead doors and a 2-piece washroom. The yard is fully fenced with security gates and offers ample space for parking or storing large trucks and equipment. The property includes over 2 acres of finished land, with an additional 2.8 acres ready for gravel. Zoned RI (Rural Industrial).

Built in 1992

## Essential Information

MLS® #	A2199455
Price	\$6,500
Bathrooms	0.00
Acres	4.79
Year Built	1992
Type	Commercial
Sub-Type	Industrial
Status	Active

## Community Information



Address	6 - 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, Phone Connected
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### **Interior**

Heating	In Floor, Natural Gas, Radiant
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### **Exterior**

Roof	Metal
Construction	Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	60
Zoning	Rural Industrial (RI)

### **Listing Details**

Listing Office	CENTURY 21 TWIN REALTY
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