

\$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 – 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	61
Zoning	Rural Industrial (RI)

Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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