

8, 53304 Range Road 170  
Rural Yellowhead County, Alberta

MLS # A2233398



## \$9,500 per month

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	6,977 sq.ft.
Zoning:	ID - INDUSTRIAL DISTRICT
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	Radiant
Floors:	-
Roof:	Metal
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	Crane, shelving in the rows at front, desks, chairs, mobile home

Amazing opportunity to lease this IMPRESSIVE SHOP built in 2005 with security fencing, 24' ceiling, 16' overhead door, overhead crane, large and open mezzanine space, office space, attached 2011 manufactured home, & Quonset, on 7.26 ACRES in Mizera Industrial Park, only minutes from Edson. Almost 7000 sq ft of shop and office space. Featuring a large front office space with tons of shelving - perfect for parts storage and organization (approx 1370 sq ft), spacious shop space with 16' overhead door (approx 4357 sq ft), overhead CRANE, forklift, radiant heat, exhaust fans, and more. There is a large open mezzanine space that overlooks the back shop space and front office space/entrance; and an attached manufactured home with more office space (currently set up with 3 offices, tech room, full kitchen, and 2 bathrooms. 30'x52' quonset for extra parking/storage. Manufactured home has additional office space. Fenced & gated. Currently set up as a gas compression company, however, the seller is open to other types of business as well! The property zoning is ID&mdash;Industrial District, providing flexibility for various business needs. Great space to expand your business for maximum thriving potential! Triple net lease.