

# \$590,000 - 53304 Range Road 170, Rural Yellowhead County

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MLS® #A2181264

**\$590,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 4.20 Acres

NONE, Rural Yellowhead County, Alberta

4 ACRES â€” of Industrial land located on the east side of Edson in the Mizera Industrial Park. Property features a 1,200 sq. ft. office building with 4 offices, reception area, 2 washrooms and small kitchenette â€” very bright with lots of natural light. The outside storage building is 15â€™ x 198â€™ â€” open face, gravel floor split into 4 sections with power and lights. The yard has a good solid base with over \$100,000.00 spent on 1 1/2 â€” & 2 1/2â€” gravel, 6â€™ perimeter security fencing with gate. Multi-use yard for immediate possession.

Built in 2010

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2181264   |
| Price      | \$590,000  |
| Bathrooms  | 0.00       |
| Acres      | 4.20       |
| Year Built | 2010       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 53304 Range Road 170 |
| Subdivision | NONE                 |



|             |                         |
|-------------|-------------------------|
| City        | Rural Yellowhead County |
| County      | Yellowhead County       |
| Province    | Alberta                 |
| Postal Code | T7E 1T7                 |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | See Remarks |
|-----------------|-------------|

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | November 27th, 2024       |
| Days on Market | 141                       |
| Zoning         | R1 - Rural Industrial Dis |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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