

# \$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
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### Additional Information

Date Listed	November 27th, 2024
Days on Market	149
Zoning	R1 - Rural Industrial Dis

### Listing Details

Listing Office	RE/MAX real estate central alberta
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