



GRASSROOTS
REALTY GROUP

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21, 53304 Range Road 170
Rural Yellowhead County, Alberta

MLS # A2341539



\$1,400,000

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 5,040 sq.ft.
Zoning: ID

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

Excellent opportunity to own a 5,040 sq. ft. commercial shop situated on 3.51 acres in the Industrial Mizera Subdivision. Designed with functionality in mind, the shop features 20-foot ceilings, two large bays with 18-foot automatic overhead doors, plus an enclosed breezeway that provides a third bay for additional workspace or storage. The building is equipped with an air exchange system and offers a well-planned office area including two second-floor offices, space for a third office or coffee area, two bathrooms, a boardroom, and a reception area. The property is zoned RI (Rural Industrial) and is approved for the on-site storage of oilfield fluids, although no oilfield fluids have been stored on the property to date. The fully graveled 3.51-acre yard provides ample space for equipment storage, maneuvering, and parking, making this a versatile property well suited for a variety of industrial or commercial operations. Also listed for Lease MLS A2341893.