

FOR SALE/LEASE

FORMER FLINT INDUSTRIAL FACILITY

15,610 SF on 3.85 Acres

22, 53304 RR170, Yellowhead County (Edson), AB

Cushman & Wakefield Edmonton

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PROPERTY HIGHLIGHTS

- First class shop and office facility
- Available November 1, 2026
- Competitive lease rate

EDSON



RANGE RD 170

YELLOWHEAD HIGHWAY



PROPERTY DETAILS

MUNICIPAL ADDRESS

22, 53304 RR170, Yellowhead County, AB

ZONING

RI - Rural Industrial District

NEIGHBOURHOOD

Yellowhead County

AVAILABILITY

Office (Two Levels) - 3,060 SF
Warehouse (Incl. Wash Bay) - 12,100 SF
Total - 15,160 SF

SITE SIZE

3.85 Acres

YEAR BUILT

2007

LOADING

Grade

POWER

To be verified by sub-tenant

CRANES

2x5 Tonne

CEILING HEIGHT

20' Clear

PARKING

Ample

LIGHTING

T8 Hi Bay

HEATING

Radiant and
Forced Air

LEASE RATE

\$19.00 / SF

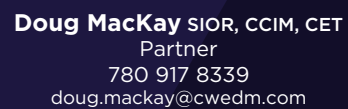
SALE PRICE

\$3,250,000

PROPERTY TAXES

\$22,789.30



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