

FOR SALE/LEASE

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



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



[illegible]

Site plan for Lot 2, Block 3, Plan 972 4066. The plan shows a large rectangular lot with a red boundary. Inside the lot, there is a 2-story building with a metal siding, a 17.28m long structure, and a 17.28m wide structure. The plan includes various annotations for electrical, plumbing, and structural details, as well as dimensions and elevations. The lot is situated between a road and a creek.



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