CUSHMAN & WAKEFIELD
Edmonton



FOR SALE

FORMER FLINT INDUSTRIAL FACILITY

15,610 SF on 3.85 Acres

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

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Doug MacKay SIOR, CCIM, CET
Partner
780 917 8339
doug.mackay@cwedm.com

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PROPERTY HIGHLIGHTS

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







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

SALE PRICE
$3,250,000

PROPERTY TAXES
$22,789.30



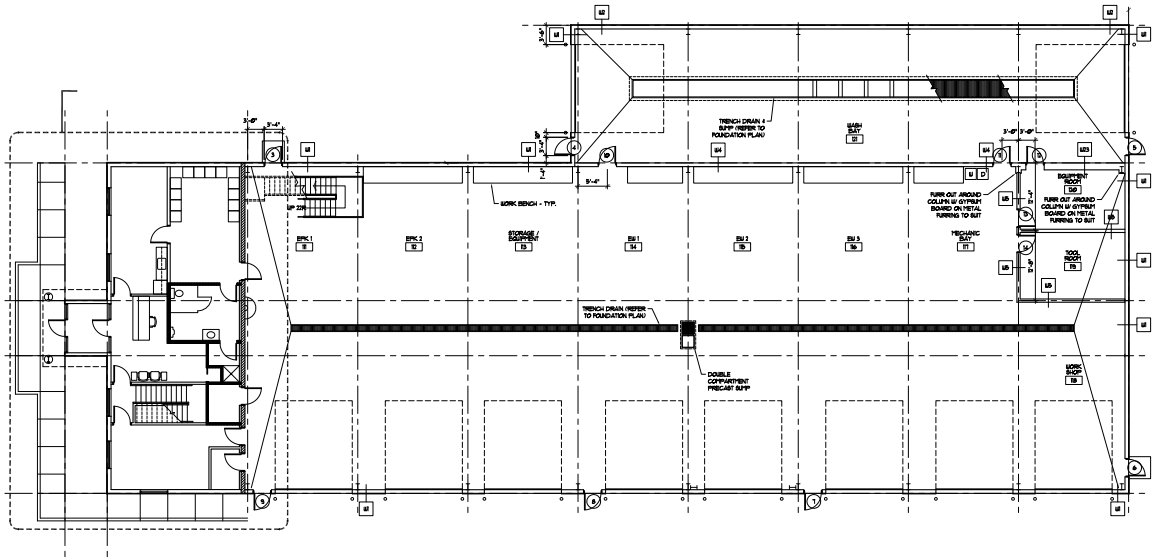




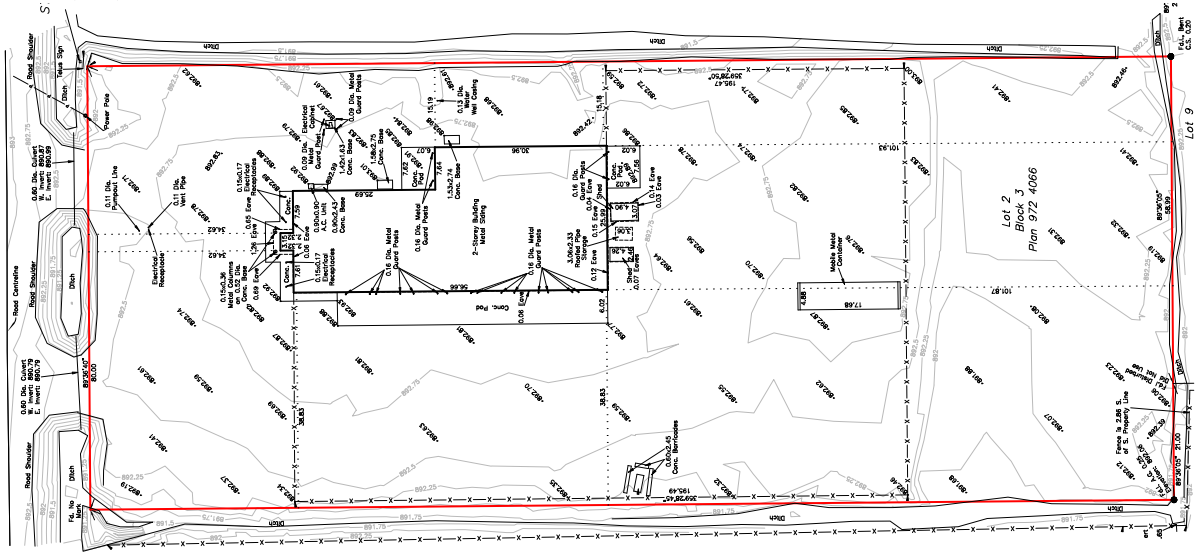




MAIN FLOOR



SITE PLAN



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