

**51018 Range Road 254  
Rural Yellowhead County, Alberta**

**MLS # A2273548**



**\$8,000 per month**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** ALL UNATTACHED GOODS NEGOTIABLE. SOME ITEMS STILL NEED TO BE REMOVED BY PREVIOUS TENANTS.

This 2.52 acre industrial yard is fenced with a 5 bay shop and 2 office buildings. The parcel is predominantly flat and offers lots of parking and laydown space in front of and behind the main building. The shop is 100' wide by 60' deep with 5 16' overhead doors. There is a 20'x30' mezzanine which serves as a parts room. The shop has overhead heat, floor drains, 220v plugs, and good lighting. In addition, there are two camp-shack style office buildings with offices and bathrooms. A great location just west of Hinton on the north side of Highway 16.