

# \$3,050,000 - 156 Steele Crescent, Hinton

MLS® #A2193210

**\$3,050,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 5.46 Acres

Thompson Lake, Hinton, Alberta

Built in 2010, this rigid frame shop is 120 feet wide and consists of 5 drive thru bays. Bays are 130 feet deep and one is equipped as a wash bay. There is a nicely appointed office component which offers a welcoming main floor front reception area, staff lunch room, and 3 offices upstairs along with a training room/board meeting room. There are two 2pc washrooms for office use and a 4pc washroom including a shower with access from the shop. Shop heat from 8 overhead radiant units and the building is also equipped with two rooftop HVAC units and air exchangers. Three phase power (600 amp+/-), 3 floors sumps, and 16' overhead "daylight" doors. The 5.46 acre site is fully fenced, there's asphalt in front of the building, a concrete apron at the rear, and a gravel yard ideal for equipment storage and lay-down. This property offers all that is needed to take an industrial business operation to the next level. Lease package also available.

Built in 2010

## Essential Information

MLS® #	A2193210
Price	\$3,050,000
Bathrooms	0.00
Acres	5.46
Year Built	2010
Type	Commercial



Sub-Type	Industrial
Status	Active

### Community Information

Address	156 Steele Crescent
Subdivision	Thompson Lake
City	Hinton
County	Yellowhead County
Province	Alberta
Postal Code	T7V 2G5

### Additional Information

Date Listed	February 24th, 2025
Days on Market	66
Zoning	I-GEN

### Listing Details

Listing Office	ROYAL LEPAGE ANDRE KOPP & ASSOCIATES
----------------	--------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.