

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

MLS® #A2236667

**\$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® #     | A2236667    |
| 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    | July 3rd, 2025 |
| Days on Market | 127            |
| Zoning         | I-GEN          |

### Listing Details

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

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