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10416 & 10516 101 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fairview, Alberta



Listing ID:
28651


MLS ID:
A2165333

\$449,900



 **JOSH DESGAGNE**
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 Grassroots Realty Group Ltd.
 1-833-477-6687

 10416 & 10516 101 Avenue , Fairview , Alberta T0H1L0

Transaction Type

For Sale

Days On Market

351

Zoning

C2

Subdivision

NONE

Year Built

1956

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2120288

Building Area (Sq. Ft.)

10434.00

Building Area (Sq. M.)

969.34

Lot Size (Sq. Ft.)

87991

Lot Size (Acres)

2.02

Inclusions

5-Ton Gantry Crane

Restrictions

None Known

Reports

Other Documents

An incredible opportunity to own a piece of Fairview - NEW ROOF DONE IN 2018! This +/-10,434sq.ft building sits on 2 separately titled lots spanning 2.02 acres and offers a variety of potential uses, with several fully separate heated shop bays allowing for multiple areas of simultaneous operation. Bay 1 is +/-4,264sq.ft with 2x - 11.5' x 11.5' OH Doors, a 5T gantry crane and drains throughout, adjacent to the +/-774sq.ft wash-bay with 11' x 11' OH Door and additional storage area. The +/-1,456sq.ft 2nd Bay comes with a storage mezzanine, 10' x 10' OH Door and the option to add a future bathroom, leading into the 3rd Bay with a 9.5' x 10' OH Door and seemingly endless storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main entry hosts admin space, flex area + 2 bathrooms, with several convenient storage areas throughout the building. All bays come equipped with separate entries + security access, allowing for maximum investment potential with this versatile building! The gravelled lot also features a large 30' x 70' storage shed with metal roof and power, complete with 6 powered parking stalls along the North end. Contact your REALTOR® of choice and book your tour today!

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