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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.
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 10416 & 10516 101 Avenue , Fairview , Alberta T0H1L0

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|--|---|------------------------------------|
| Transaction Type For Sale | Days On Market 286 | 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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