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9917 103 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Fairview, Alberta



Listing ID:
30439


MLS ID:
A2217519

\$649,000



 **JAMES BACKUS**
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 Grassroots Realty Group Ltd.
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 9917 103 Avenue , Fairview , Alberta T0H 1L0

Transaction Type For Sale	Title Fee Simple	Days On Market 66
Zoning C2	Subdivision NONE	Building Type Commercial Mix,Retail
Year Built 1994	Structure Type Multi Unit	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0022156	Building Area (Sq. Ft.) 10501.00
Building Area (Sq. M.) 975.57	Lot Size (Sq. Ft.) 40075	Lot Size (Acres) 0.92
Footprint (Sq. Ft.) 9095	Construction Type Metal Siding	Roof Metal
Foundation Poured Concrete	Electric Single Phase	Cooling None
Heating Electric,Forced Air,Natural Gas,Radiant	Access to Property Front and Rear Drive access,Visual Exposure	Inclusions N/A
Restrictions Utility Right Of Way	Reports Floor Plans,Legal Description,Title	

This 10,501 sq ft building features 2 double bay units and 3 single bay units. All 5 units have their own land title certificates. The two double bay units have 1 front and 2 rear 14ft x 16 ft overhead doors. The single bay units each have 1 rear 14 x 16 ft overhead door. All units have their own radiant heat, forced air furnace, hot water tank, 2 pc bathroom, office space and 4 have a mezzanine. Double bay units are 39'4" x 63'. The single bay units are 19'6" x 63'. The building has a pitched slope metal roof. The height at eave troughs is 18'3" and the ceiling height at peak is 23'8". There is currently 1 tenant in a double bay (Unit 5) with a two-year lease. There is also another tenant in a single bay (Unit 4) leasing monthly. The other double bay unit and 2 single bay units will be vacant upon sale. The well graveled yard is flat in the back and sloped in the front. The property is situated on the east side of 100 Street in Fairview and in very close to Alberta Highway 2. This building is very able to support many types of businesses. You can view floorplan under supplement documents. If you are looking for a business for your own use or as an investment property, this is a must see.

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