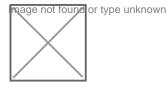


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9917 103 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFairview, Alberta

Listing ID: 30439

MLS ID: A2217519

\$649,000



- △ JAMES BACKUS
- **2** (780) 834-7225
- Grassroots Realty Group Ltd.
- **1-833-477-6687**
- 9917 103 Avenue, Fairview, Alberta T0H 1L0

Transaction Type

For Sale

Title

Days On Market

128

Zoning

C2

Subdivision NONE

Fee Simple

Building Type

Property Type

Commercial Mix, Retail

Year Built

1994

Structure Type

Multi Unit

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

Reports

Utility Right Of Way 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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