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## 10933 90 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fairview, Alberta



**Listing ID:**  
31492


**MLS ID:**  
A2242959

**\$395,000**



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 Sutton Group Grande Prairie Professionals  
 780-532-7701

 10933 90 Avenue , Fairview , Alberta T0H 1L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 311
<b>Zoning</b> M1	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 2008	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 7921872	<b>Building Area (Sq. Ft.)</b> 3200.00
<b>Building Area (Sq. M.)</b> 297.29	<b>Lot Size (Sq. Ft.)</b> 107177	<b>Lot Size (Acres)</b> 2.46
<b>Construction Type</b> Concrete,Metal Frame,Metal Siding	<b>Roof</b> Metal	<b>Foundation</b> Poured Concrete
<b>Electric</b> 100 Amp Service	<b>Cooling</b> None	<b>Heating</b> Boiler,In Floor,Natural Gas
<b>Lot Features</b> Level	<b>Commercial Amenities</b> Compressed Air Lines,Floor Drain(s)/Grease Trap(s),Mezzanine,Parking- Extra,Shower,Storage	<b>Access to Property</b> Gravel Road
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Title

3,200 Sq Ft Industrial Building + Lean-to on 2.47 Acres | Fairview, AB. A rare opportunity to own a versatile light industrial property in Fairview's industrial park — just minutes from Highway 2 access. This well-built, energy-efficient facility is ideal for a range of uses including sales, repair, manufacturing, storage, or even a large hobby operation. Property Highlights: Lot Size: ±2.47 acres | Zoned Light Industrial (M-1) Main Building: Approx. 3,200 sq ft (40' x 80') Includes 20' x 80' lean-to attached on the west side. 18' interior clear height | 40' clear span – no interior columns. 16' x 16' powered overhead door. In-slab radiant heat powered by a high-efficiency boiler. Reinforced concrete slab, sloped to full-length trench drain, 4-piece washroom with shower, 125 sq ft mezzanine office/mechanical room above washroom, Wood-frame construction with full-height insulated liner on walls and ceiling Very comfortable and energy-efficient space year-round. Municipal water and sewer services to both buildings. Also included is a second, undeveloped stand-alone building on the north side of the lot, offering even more potential for future use or expansion. Whether you're expanding your business or investing in industrial real estate, this move-in ready property offers flexibility, functionality, and strong long-term value.

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