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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



 **JASON SCOTT**
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 10933 90 Avenue , Fairview , Alberta T0H 1L0

Transaction Type For Sale	Title Fee Simple	Days On Market 187
Zoning M1	Subdivision NONE	Building Type Mixed Use
Year Built 2008	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 7921872	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Lot Size (Sq. Ft.) 107177	Lot Size (Acres) 2.46
Construction Type Concrete,Metal Frame,Metal Siding	Roof Metal	Foundation Poured Concrete
Electric 100 Amp Service	Cooling None	Heating Boiler,In Floor,Natural Gas
Lot Features Level	Commercial Amenities Compressed Air Lines,Floor Drain(s)/Grease Trap(s),Mezzanine,Parking- Extra,Shower,Storage	Access to Property Gravel Road
Inclusions N/A	Restrictions None Known	Reports 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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