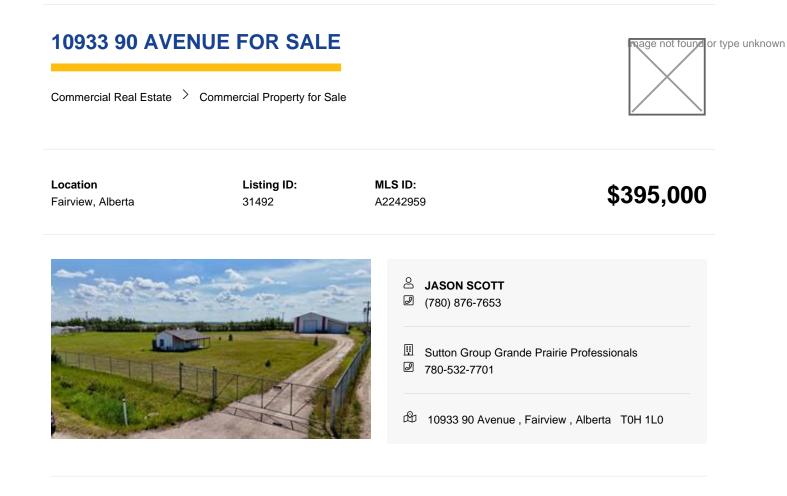


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Transaction Type For Sale

Zoning M1

Year Built 2008

Property Sub Type Industrial

Building Area (Sq. M.) 297.29

Construction Type Concrete,Metal Frame,Metal Siding

Electric 100 Amp Service

Lot Features Level

Inclusions N/A Title Fee Simple

Subdivision NONE

Structure Type Industrial

Legal Plan 7921872

Lot Size (Sq. Ft.) 107177

Roof Metal

Cooling None

Commercial Amenities Compressed Air Lines,Floor Drain(s)/Grease Trap(s),Mezzanine,Parking-Extra,Shower,Storage

Restrictions None Known Days On Market 2

Building Type Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 3200.00

Lot Size (Acres) 2.46

Foundation Poured Concrete

Heating Boiler,In Floor,Natural Gas

Access to Property Gravel Road

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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