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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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 10933 90 Avenue , Fairview , Alberta T0H 1L0

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