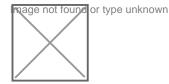


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10933 90 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFairview, Alberta

Listing ID: 31492

MLS ID: A2242959

\$395,000



△ JASON SCOTT

2 (780) 876-7653

Sutton Group Grande Prairie Professionals

2 780-532-7701

 $\stackrel{\triangle}{\square}$ 10933 90 Avenue , Fairview , Alberta T0H 1L0

Transaction Type Title Days On Market

For Sale Fee Simple 126

ZoningSubdivisionBuilding TypeM1NONEMixed Use

Year BuiltStructure TypeProperty Type2008IndustrialCommercial

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 TypeRoofFoundationConcrete, Metal Frame, Metal SidingMetalPoured Concrete

Electric Cooling Heating

100 Amp Service None Boiler, In Floor, Natural Gas

Commercial Amenities

Lot Features Compressed Air Lines, Floor
Access to Property

ot Features
Drain(s)/Grease

Level Gravel Road

Trap(s),Mezzanine,Parking
Extra,Shower,Storage

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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