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## 11028 102 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fairview, Alberta

**Listing ID:**  
31771

**MLS ID:**  
A2248146

**\$140,000**



**REBECCA STEWART**  
 (780) 835-1865

Beck's Realty and Property Management  
 780-835-1865

11028 102 Avenue , Fairview , Alberta T0H 1L0

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Sale	Fee Simple	161
<b>Zoning</b>	<b>Subdivision</b>	<b>Building Type</b>
C-1	NONE	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1972	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>
Mixed Use	572EO	2080.00
<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>
193.24	4543	0.10
<b>Construction Type</b>	<b>Roof</b>	<b>Foundation</b>
Brick,Concrete	Flat	Poured Concrete
<b>Cooling</b>	<b>Heating</b>	<b>Commercial Amenities</b>
Central Air	Forced Air,Natural Gas	Lunchroom,Storage,Storefront
<b>Access to Property</b>	<b>Inclusions</b>	<b>Restrictions</b>
Front and Rear Drive access	n/a	Restrictive Use Clause
<b>Reports</b>		
None		

PRICE REDUCTION! Prime Commercial Opportunity in Fairview! Approx. 2,088 sq. ft. building in downtown business district, divided into 4 offices—4 currently leased. Includes kitchen, washroom, storage, and waiting area. On-site & street parking. Well-maintained with upgrades. Great for owner occupancy or revenue generation. Fairview offers full amenities, recreation, and strong highway access. The potential is here!

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