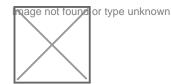


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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
- **2** 780-835-1865
- 11028 102 Avenue , Fairview , Alberta T0H 1L0

**Transaction Type** 

For Sale

**Zoning** C-1

Year Built

1972

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

193.24

Construction Type Brick,Concrete

Cooling Central Air

Access to Property
Front and Rear Drive access

Reports None Title

Fee Simple

Subdivision

NONE

Structure Type Mixed Use

Legal Plan 572EO

Lot Size (Sq. Ft.)

4543

Roof

Flat

Heating

Forced Air, Natural Gas

Inclusions

n/a

**Days On Market** 

100

Building Type
Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

2080.00

Lot Size (Acres)

0.10

**Foundation**Poured Concrete

Commercial Amenities
Lunchroom, Storage, Storefront

Restrictions

Restrictive Use Clause

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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