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10416 & 10516 101 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Fairview, Alberta

Listing ID:
32523

MLS ID:
A2264299

\$429,900



 **JOSH DESGAGNE**
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 Grassroots Realty Group Ltd.
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 10416 & 10516 101 Avenue , Fairview , Alberta T0H1L0

Transaction Type For Sale	Days On Market 190	Zoning C2
Subdivision NONE	Year Built 1956	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 2120288
Building Area (Sq. Ft.) 10434.00	Building Area (Sq. M.) 969.34	Lot Size (Sq. Ft.) 87991
Lot Size (Acres) 2.02	Inclusions 5-Ton Gantry Crane	Restrictions None Known
Reports Other Documents		

REVENUE GENERATING BUILDING ON 2+ ACRES IN A PRIME LOCATION! This +/-10,434sq.ft concrete shop offers several options for use - currently generating \$5K+ in monthly rental income, with a new roof in 2018 checking the largest maintenance item off of your list! Bay 1 is currently rented out , offering +/-4,264sq.ft with 2x - 11.5' x 11.5' OH doors, a 5T gantry crane and drainage throughout, with a separate +/-774sq.ft wash-bay with 11' x 11' OH door and storage. The +/-1,456sq.ft 2nd bay is also rented, with a storage mezzanine, 10' x 10' OH door and option to add a future bathroom. The 3rd and final bay offers a 9.5' 10' OH door and flex/storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main office space comes complete with a board room, 2 bathrooms and additional storage. All bays are fully separated with their own entries and alarm system access, allowing multiple businesses to operate in their own space! Fully gravelled yard has expansive usable area, with a 30' x 70' powered storage shed w/ metal roof and 6x powered parking stalls along the North end. Contact your REALTOR® of choice and book a private tour today!

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