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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**
 (780) 518-7428

 Grassroots Realty Group Ltd.
 1-833-477-6687

 10416 & 10516 101 Avenue , Fairview , Alberta T0H1L0

Transaction Type

For Sale

Days On Market

66

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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