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## 11028 102 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Fairview, Alberta



**Listing ID:**  
19323


**MLS ID:**  
A2007762

**\$159,900**



 **REBECCA STEWART**  
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 Beck's Realty and Property Management  
 780-835-1865

 11028 102 Avenue , Fairview , Alberta T0H 1L0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 524
<b>Year Built</b> 1972	<b>Lot Size (Acres)</b> 0.10	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Building Type</b> Commercial Mix	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 572EO
<b>Building Area (Sq. Ft.)</b> 2088.00	<b>Building Area (Sq. M.)</b> 193.98	<b>Lot Size (Sq. Ft.)</b> 4543
<b>Construction Type</b> Brick,Concrete	<b>Roof</b> Flat	<b>Foundation</b> Poured Concrete
<b>Cooling</b> Other	<b>Commercial Amenities</b> Lunchroom,Storage,Storefront	<b>Access to Property</b> Front and Rear Drive access
<b>Inclusions</b> n/a	<b>Restrictions</b> Restrictive Use Clause	<b>Reports</b> None
<b>Heating</b> Forced Air,Natural Gas		

If you are looking for a sound investment, and/or need office space this approx. 2088 sq. ft. property is designed with potential for owner occupancy/revenue generating purposes with good access within the downtown business district. On-site parking and street parking. This building has been well maintained along with some upgrades. Is divided into four commercial offices. There is also a washroom, storage and a kitchen area. Two offices and waiting area are currently leased monthly. Fairview is a town in Northern Alberta within the heart of the Peace Country. It is located 82 km (51 mi) southwest of the Town of Peace River and 115 km (71 mi) North of Grande Prairie at the intersection of Highway 2 and Highway 64A. Fairview offers a Health Complex, Medical Clinic, Dentists, Chiropractor, Regional College, High Schools, Elementary Schools, and a daycare. Fairview also has indoor swimming, golfing, skating, skiing, curling, and bowling. Cummings Lake is located 2 km (1.2 mi) North of the Town of Fairview. The potential is here!

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