

\$449,900 - 10416 & 10516 101 Avenue, Fairview

MLS® #A2165333

\$449,900

0 Bedroom, 0.00 Bathroom,
Commercial on 2.02 Acres

NONE, Fairview, Alberta

An incredible opportunity to own a piece of Fairview - NEW ROOF DONE IN 2018! This +/-10,434sq.ft building sits on 2 separately titled lots spanning 2.02 acres and offers a variety of potential uses, with several fully separate heated shop bays allowing for multiple areas of simultaneous operation. Bay 1 is +/-4,264sq.ft with 2x - 11.5' x 11.5' OH Doors, a 5T gantry crane and drains throughout, adjacent to the +/-774sq.ft wash-bay with 11' x 11' OH Door and additional storage area. The +/-1,456sq.ft 2nd Bay comes with a storage mezzanine, 10' x 10' OH Door and the option to add a future bathroom, leading into the 3rd Bay with a 9.5' x 10' OH Door and seemingly endless storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main entry hosts admin space, flex area + 2 bathrooms, with several convenient storage areas throughout the building. All bays come equipped with separate entries + security access, allowing for maximum investment potential with this versatile building! The gravelled lot also features a large 30' x 70' storage shed with metal roof and power, complete with 6 powered parking stalls along the North end. Contact your REALTOR® of choice and book your tour today!

Built in 1956

Essential Information



MLS® #	A2165333
Price	\$449,900
Bathrooms	0.00
Acres	2.02
Year Built	1956
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	10416 & 10516 101 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

Additional Information

Date Listed	September 16th, 2024
Days on Market	335
Zoning	C2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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