

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

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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	323
Zoning	C2

### Listing Details

Listing Office	Grassroots Realty Group Ltd.
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