



**GRASSROOTS**  
REALTY GROUP

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**9917 103 Avenue  
Fairview, Alberta**

**MLS # A2217519**



**\$649,000**

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	10,501 sq.ft.
Zoning:	C2

Heating:	Electric, Forced Air, Natural Gas, Radiant	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Exterior:	Metal Siding	Parking:	-
Water:	Public	Lot Size:	0.92 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	N/A		

This 10,501 sq ft building features 2 double bay units and 3 single bay units. All 5 units have their own land title certificates. The two double bay units have 1 front and 2 rear 14ft x 16 ft overhead doors. The single bay units each have 1 rear 14 x 16 ft overhead door. All units have their own radiant heat, forced air furnace, hot water tank, 2 pc bathroom, office space and 4 have a mezzanine. Double bay units are 39'4" x 63'. The single bay units are 19'6" x 63'. The building has a pitched slope metal roof. The height at eave troughs is 18'3" and the ceiling height at peak is 23'8". There is currently 1 tenant in a double bay unit with a two-year lease. There is also another tenant in a single unit leasing monthly. The other double bay unit and 2 single bay units will be vacant upon sale. The well graveled yard is flat in the back and sloped in the front. The property is situated on the east side of 100 Street in Fairview and in very close to Alberta Highway 2. This building is very able to support many types of businesses. You can view floorplan under supplement documents. If you are looking for a business for your own use or as an investment property, this is a must see.