



GRASSROOTS
REALTY GROUP

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**11136 101 Avenue
Fairview, Alberta**

MLS # A2242941



\$65,000

Division: NONE

Lot Size: 0.26 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: C2

Water: -

Sewer: -

Utilities: -

Developer's Dream — Commercial Lot in the Heart of Fairview \$65,000 Opportunity knocks with this high-traffic corner lot in Fairview, Alberta — known as the Heart of the Peace. Located at 11136 — 101 Avenue, this property offers prime exposure and accessibility, making it ideal for a wide range of commercial developments. Property Features: Approx. 11,375 sq. ft. Zoned C-2 Secondary Commercial, corner lot with excellent visibility from both the highway and downtown core, Fully chain-link fenced, serviced with municipal water and sewer, surrounded by established businesses in a growing commercial district. Whether you're envisioning a retail storefront, office space, mixed-use building, or service-based operation, this lot offers the location, zoning, and exposure to bring your vision to life. This is a fantastic opportunity for investors, business owners, or developers looking to establish a presence in a visible, well-connected area of Fairview.