



**GRASSROOTS**  
REALTY GROUP

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**10933 90 Avenue  
Fairview, Alberta**

**MLS # A2242959**



**\$395,000**

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,200 sq.ft.
Zoning:	M1

Heating:	Boiler, In Floor, Natural Gas	Addl. Cost:	-
Floors:	Concrete	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone, S
Exterior:	Concrete, Metal Frame, Metal Siding	Parking:	-
Water:	Public	Lot Size:	2.46 Acres
Sewer:	Public Sewer	Lot Feat:	Level
Inclusions:	N/A		

3,200 Sq Ft Industrial Building + Lean-to on 2.47 Acres | Fairview, AB. A rare opportunity to own a versatile light industrial property in Fairview's industrial park — just minutes from Highway 2 access. This well-built, energy-efficient facility is ideal for a range of uses including sales, repair, manufacturing, storage, or even a large hobby operation. Property Highlights: Lot Size:  $\pm$  2.47 acres | Zoned Light Industrial (M-1) Main Building: Approx. 3,200 sq ft (40' x 80') Includes 20' x 80' lean-to attached on the west side. 18' interior clear height | 40' clear span — no interior columns. 16' x 16' powered overhead door. In-slab radiant heat powered by a high-efficiency boiler. Reinforced concrete slab, sloped to full-length trench drain, 4-piece washroom with shower, 125 sq ft mezzanine office/mechanical room above washroom, Wood-frame construction with full-height insulated liner on walls and ceiling Very comfortable and energy-efficient space year-round. Municipal water and sewer services to both buildings. Also included is a second, undeveloped stand-alone building on the north side of the lot, offering even more potential for future use or expansion. Whether you're expanding your business or investing in industrial real estate, this move-in ready property offers flexibility, functionality, and strong long-term value.