



**GRASSROOTS**  
REALTY GROUP

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**10416 & 10516 101 Avenue  
Fairview, Alberta**

**MLS # A2264299**



**\$429,900**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,434 sq.ft.

**Zoning:** C2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.02 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** 5-Ton Gantry Crane

REVENUE GENERATING BUILDING ON 2+ ACRES IN A PRIME LOCATION! This +/-10,434sq.ft concrete shop offers several options for use - currently generating \$5K+ in monthly rental income, with a new roof in 2018 checking the largest maintenance item off of your list! Bay 1 is currently rented out , offering +/-4,264sq.ft with 2x - 11.5' x 11.5' OH doors, a 5T gantry crane and drainage throughout, with a separate +/-774sq.ft wash-bay with 11' x 11' OH door and storage. The +/-1,456sq.ft 2nd bay is also rented, with a storage mezzanine, 10' x 10' OH door and option to add a future bathroom. The 3rd and final bay offers a 9.5' 10' OH door and flex/storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main office space comes complete with a board room, 2 bathrooms and additional storage. All bays are fully separated with their own entries and alarm system access, allowing multiple businesses to operate in their own space! Fully gravelled yard has expansive usable area, with a 30' x 70' powered storage shed w/ metal roof and 6x powered parking stalls along the North end. Contact your REALTOR&reg; of choice and book a private tour today!