



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

10112 103  
Fairview, Alberta

MLS # A1233326

**\$450,000**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** TTR-S CONCRETE

**Bus. Name:** -

**Size:** 4,800 sq.ft.

**Zoning:** Heavy Industrial

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** Concrete

**Parking:** -

**Water:** -

**Lot Size:** 0.95 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Many Excellent Opportunities-You dream it, it can work. Quality concrete block building, including 1600 sq. ft. of air condition office area with a larger reception area and 4 nice size offices. The inclusive shop is 40 ft. by 80 ft. with a 22 ft. high ceiling and a 16 ft. by 16 ft. overhead door. The shop has a new torch on roof, many years of trouble free. A 28 ft. by 64 ft. metal shed with all services, a concrete floor and floor drain is included on the property. That is 1792 sq. ft. of storage space for R.V.'s, boats or whatever is best stored under cover and secured. The property has a higher, packed yard base and is fenced with a quality chain link fence. This property needs no work or repairs. Ready to move in condition. Call now for a private viewing.