



**10600 101 Avenue  
Fairview, Alberta**

**MLS # A2127821**



**\$279,999**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,489 sq.ft.
<b>Zoning:</b>	C2

<b>Heating:</b>	Baseboard, Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Exterior:</b>	Concrete, Metal Siding	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.31 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, Ne
<b>Inclusions:</b>	All appliances		

Welcome to your next business venture! Investor Opportunity! Don't miss your chance at this prime corner lot commercial building, strategically located in a high-traffic area. This property offers a unique opportunity to blend business with comfort and convenience. On the main level, you'll find a versatile space that can accommodate a business upfront, featuring two good sized offices, perfect for a storefront or professional office setup. A well-appointed kitchenette, 2 piece bathroom, and a common area ensures convenience during your workday. Wheelchair access ensures inclusivity for all patrons. The upper level, you'll discover a self-contained, owner-occupied single bedroom suite, complete with a living room, bedroom, 3-piece bathroom, kitchen, dining area, and deck. This cozy retreat provides all the comforts of home, allowing you to live and work in one convenient location. For added convenience, the main level also includes a main floor laundry area, ensuring efficiency in your daily operations. The shop area offers three separate multipurpose rooms, and a 3 piece bathroom that can be tailored to suit your needs, whether you're maintaining them for versatility or adapting the space into a sizable shop. With 9 x 12 ft overhead doors providing easy access to the rear, this space is primed for productivity. Outside, the property boasts a detached insulated 28 ft x 24 ft garage that offers additional storage or workspace options. Additionally, a 14 ft x 18 ft carport, and ample space for large vehicle or RV parking, providing flexibility for your transportation needs. Complete with air conditioning for year-round comfort, this property presents endless possibilities to create a dynamic working environment, business, and residence all in one. Whether you're an entrepreneur seeking a live/work setup or an investor looking to capitalize on a prime location, this distinctive property

invites you to bring your vision to life. Call today with any questions & to book a showing to see this opportunity for yourself!