



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

MLS # A2165333



\$449,900

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		

An incredible opportunity to own a piece of Fairview - NEW ROOF DONE IN 2018! This +/-10,434sq.ft building sits on 2 separately titled lots spanning 2.02 acres and offers a variety of potential uses, with several fully separate heated shop bays allowing for multiple areas of simultaneous operation. Bay 1 is +/-4,264sq.ft with 2x - 11.5' x 11.5' OH Doors, a 5T gantry crane and drains throughout, adjacent to the +/-774sq.ft wash-bay with 11' x 11' OH Door and additional storage area. The +/-1,456sq.ft 2nd Bay comes with a storage mezzanine, 10' x 10' OH Door and the option to add a future bathroom, leading into the 3rd Bay with a 9.5' x 10' OH Door and seemingly endless storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main entry hosts admin space, flex area + 2 bathrooms, with several convenient storage areas throughout the building. All bays come equipped with separate entries + security access, allowing for maximum investment potential with this versatile building! The gravelled lot also features a large 30' x 70' storage shed with metal roof and power, complete with 6 powered parking stalls along the North end. Contact your REALTOR® of choice and book your tour today!