



**GRASSROOTS**  
REALTY GROUP

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

**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!