

10933 90 Avenue
Fairview, Alberta

MLS # A2242959



\$395,000

| | |
|--------------------|--------------|
| Division: | NONE |
| Type: | Industrial |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 3,200 sq.ft. |
| Zoning: | M1 |

| | | | |
|--------------------|-------------------------------------|-----------------------|--|
| Heating: | Boiler, In Floor, Natural Gas | Addl. Cost: | - |
| Floors: | Concrete | Based on Year: | - |
| Roof: | Metal | Utilities: | Electricity Connected, Natural Gas Connected, Phone, S |
| Exterior: | Concrete, Metal Frame, Metal Siding | Parking: | - |
| Water: | Public | Lot Size: | 2.46 Acres |
| Sewer: | Public Sewer | Lot Feat: | Level |
| Inclusions: | N/A | | |

3,200 Sq Ft Industrial Building + Lean-to on 2.47 Acres | Fairview, AB. A rare opportunity to own a versatile light industrial property in Fairview's industrial park — just minutes from Highway 2 access. This well-built, energy-efficient facility is ideal for a range of uses including sales, repair, manufacturing, storage, or even a large hobby operation. Property Highlights: Lot Size: ±2.47 acres | Zoned Light Industrial (M-1) Main Building: Approx. 3,200 sq ft (40' x 80') Includes 20' x 80' lean-to attached on the west side. 18' interior clear height | 40' clear span — no interior columns. 16' x 16' powered overhead door. In-slab radiant heat powered by a high-efficiency boiler. Reinforced concrete slab, sloped to full-length trench drain, 4-piece washroom with shower, 125 sq ft mezzanine office/mechanical room above washroom, Wood-frame construction with full-height insulated liner on walls and ceiling Very comfortable and energy-efficient space year-round. Municipal water and sewer services to both buildings. Also included is a second, undeveloped stand-alone building on the north side of the lot, offering even more potential for future use or expansion. Whether you're expanding your business or investing in industrial real estate, this move-in ready property offers flexibility, functionality, and strong long-term value.