

**MLS # A2167565**

**Fairview, Alberta**

# \$2,400,000



**Division:** Fairview

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 9,390 sq.ft.

**Zoning:** DCC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

**\*\*Confidential listing - Further details and the exact address will be provided to interested parties.\*\*** This impressive office building on a 1.2-acre site in Fairview, AB, offers a versatile and spacious layout ideal for a wide range of office or administrative uses. The main floor encompasses 8,742 sq. ft., featuring a 55' x 75' open workspace with soaring 18-foot ceilings, 10 private offices (144 sq. ft. each), two large executive offices (440 sq. ft. each), and a boardroom (188 sq. ft.). The property's spacious design ensures a comfortable and uncramped work environment. Convenient amenities include two washrooms, a coffee bar, and dedicated IT and custodian rooms. The second level adds 648 sq. ft. of additional workspace, with six workstations in a dedicated office area. The basement expands the property further with 3,456 sq. ft. of functional space, including a mechanical/storage room, 495 sq. ft. of file storage, and a large kitchen, eating, and training/social area. The basement also includes separate washrooms. With an area of approximately 12,846 sq. ft., this property combines modern amenities with a well-thought-out design. It has an occupancy load of 87, making it an ideal option for businesses seeking ample space and flexibility. The site spans two lots, offering a total area of 52,306 sq. ft., with 35,722 sq. ft. of paved area providing 31 parking stalls, including two designated for handicapped parking. This prime location offers both practicality and prominence for businesses looking to thrive in a professional setting. Book your showing today!