

\$429,900 - 10416 & 10516 101 Avenue, Fairview

MLS® #A2264299

\$429,900

0 Bedroom, 0.00 Bathroom,
Commercial on 2.02 Acres

NONE, Fairview, Alberta

REVENUE GENERATING BUILDING ON 2+ ACRES IN A PRIME LOCATION! This +/-10,434sq.ft concrete shop offers several options for use - currently generating \$5K+ in monthly rental income, with a new roof in 2018 checking the largest maintenance item off of your list! Bay 1 is currently rented out , offering +/-4,264sq.ft with 2x - 11.5' x 11.5' OH doors, a 5T gantry crane and drainage throughout, with a separate +/-774sq.ft wash-bay with 11' x 11' OH door and storage. The +/-1,456sq.ft 2nd bay is also rented, with a storage mezzanine, 10' x 10' OH door and option to add a future bathroom. The 3rd and final bay offers a 9.5' 10' OH door and flex/storage space (+/-1,827sq.ft), along with a private fenced outdoor compound. Main office space comes complete with a board room, 2 bathrooms and additional storage. All bays are fully separated with their own entries and alarm system access, allowing multiple businesses to operate in their own space! Fully gravelled yard has expansive usable area, with a 30' x 70' powered storage shed w/ metal roof and 6x powered parking stalls along the North end. Contact your REALTOR® of choice and book a private tour today!

Built in 1956

Essential Information

MLS® #	A2264299
Price	\$429,900



Bathrooms	0.00
Acres	2.02
Year Built	1956
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	10416 & 10516 101 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H1L0

Additional Information

Date Listed	October 15th, 2025
Days on Market	15
Zoning	C2

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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