# \$649,000 - 9917 103 Avenue, Fairview

MLS® #A2217519

# \$649,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.92 Acres

NONE, Fairview, Alberta

This 10,501 sq ft building features 2 double bay units and 3 single bay units. All 5 units have their own land title certificates. The two double bay units have 1 front and 2 rear 14ft x 16 ft overhead doors. The single bay units each have 1 rear 14 x 16 ft overhead door. All units have their own radiant heat, forced air furnace, hot water tank, 2 pc bathroom, office space and 4 have a mezzanine. Double bay units are 39'4" x 63'. The single bay units are 19'6" x 63'. The building has a pitched slope metal roof. The height at eave troughs is 18'3" and the ceiling height at peak is 23'8". There is currently 1 tenant in a double bay (Unit 5) with a two-year lease. There is also another tenant in a single bay (Unit 4) leasing monthly. The other double bay unit and 2 single bay units will be vacant upon sale. The well graveled yard is flat in the back and sloped in the front. The property is situated on the east side of 100 Street in Fairview and in very close to Alberta Highway 2. This building is very able to support many types of businesses. You can view floorplan under supplement documents. If you are looking for a business for your own use or as an investment property, this is a must see.



# **Essential Information**

MLS® # A2217519 Price \$649,000







Bathrooms 0.00 Acres 0.92 Year Built 1994

Type Commercial Sub-Type Mixed Use

Status Active

# **Community Information**

Address 9917 103 Avenue

Subdivision NONE

City Fairview

County Fairview No. 136, M.D. of

Province Alberta
Postal Code T0H 1L0

#### **Amenities**

Utilities Electricity Connected, Garbage Collection, Natural Gas Connected,

Sewer Connected, Water Connected

#### Interior

Heating Natural Gas, Electric, Forced Air, Radiant

Cooling None

## **Exterior**

Roof Metal

Construction Metal Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 6th, 2025

Days on Market 169 Zoning C2

## **Listing Details**

Listing Office Grassroots Realty Group Ltd.

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