

\$395,000 - 10933 90 Avenue, Fairview

MLS® #A2242959

\$395,000

0 Bedroom, 0.00 Bathroom, 3,200 sqft
Industrial on 2.46 Acres

N/A, Fairview, Alberta

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. (id:6289)



Built in 2008

Essential Information

Listing #	A2242959
Price	\$395,000
Bathrooms	0.00
Square Footage	3,200
Acres	2.46
Year Built	2008
Type	Industrial
Sub-Type	Freehold

Community Information

Address	10933 90 Avenue
Subdivision	N/A
City	Fairview
Province	Alberta
Postal Code	T0H1L0

Amenities

Utilities	Electricity, Natural Gas, Telephone, Sewer, Water
Features	Level
Parking Spaces	30

Interior

Heating	Natural gas In Floor Heating
Cooling	None

Exterior

Exterior	Concrete, Metal
Construction	Poured concrete, Steel frame
Foundation	Poured Concrete

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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Listing information last updated on October 15th, 2025 at 12:01pm PDT