

# \$395,000 - 10933 90 Avenue, Fairview

MLS® #A2242959

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.46 Acres

NONE, 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:  $\hat{\pm}2.47$  acres | Zoned Light Industrial (M-1) Main Building: Approx. 3,200 sq ft ( $40\hat{\text{m}} \times 80\hat{\text{m}}$ )  $\hat{\text{A}}$  Includes  $20\hat{\text{m}} \times 80\hat{\text{m}}$  lean-to attached on the west side.  $18\hat{\text{m}}$  interior clear height |  $40\hat{\text{m}}$  clear span  $\hat{\text{A}}$  no interior columns.  $16\hat{\text{m}} \times 16\hat{\text{m}}$  powered overhead door.  $\hat{\text{A}}$  In-slab radiant heat powered by a high-efficiency boiler.  $\hat{\text{A}}$  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.  $\hat{\text{A}}$  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.



Built in 2008

### Essential Information

MLS® #	A2242959
Price	\$395,000
Bathrooms	0.00
Acres	2.46
Year Built	2008
Type	Commercial
Sub-Type	Industrial
Status	Active

### Community Information

Address	10933 90 Avenue
Subdivision	NONE
City	Fairview
County	Fairview No. 136, M.D. of
Province	Alberta
Postal Code	T0H 1L0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Phone Available
Parking Spaces	30

### Interior

Interior Features	High Ceilings, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water
Heating	Boiler, In Floor, Natural Gas
Cooling	None

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Level
Roof	Metal
Construction	Concrete, Metal Siding, Metal Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
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Days on Market 70

Zoning M1

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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