

# \$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: ±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.



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 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 24 |
| Zoning         | M1 |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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