

# \$65,000 - 11136 101 Avenue, Fairview

MLS® #A2242941

**\$65,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.26 Acres

NONE, Fairview, Alberta

Developer's Dream Commercial Lot in the Heart of Fairview \$65,000 Opportunity knocks with this high-traffic corner lot in Fairview, Alberta known as the Heart of the Peace. Located at 11136 101 Avenue, this property offers prime exposure and accessibility, making it ideal for a wide range of commercial developments. Property Features: Approx. 11,375 sq. ft. Zoned C-2 Secondary Commercial, corner lot with excellent visibility from both the highway and downtown core, Fully chain-link fenced, serviced with municipal water and sewer, surrounded by established businesses in a growing commercial district.

Whether you're envisioning a retail storefront, office space, mixed-use building, or service-based operation, this lot offers the location, zoning, and exposure to bring your vision to life.

This is a fantastic opportunity for investors, business owners, or developers looking to establish a presence in a visible, well-connected area of Fairview.



## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2242941 |
| Price     | \$65,000 |
| Bathrooms | 0.00     |
| Acres     | 0.26     |
| Type      | Land     |

|          |                 |
|----------|-----------------|
| Sub-Type | Commercial Land |
| Status   | Active          |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 11136 101 Avenue          |
| Subdivision | NONE                      |
| City        | Fairview                  |
| County      | Fairview No. 136, M.D. of |
| Province    | Alberta                   |
| Postal Code | T0H 1L0                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 96              |
| Zoning         | C2              |

### Listing Details

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

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