# \$1,700,000 - 2-24 Main Street Se, Falher

MLS® #A2191212

\$1,700,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.54 Acres

NONE, Falher, Alberta

**Exceptional Multi-Tenant Commercial** Investment located in Falher, AB. This is an outstanding opportunity to acquire a well-established commercial property in the heart of Falher. This ±21,506 sq. ft. multi-tenant building is prominently located on Main Street, offering excellent visibility, steady foot traffic, and convenient access for tenants and customers. As a staple asset within the community, this property has a proven track record of stability and long-term occupancy, making it a low-risk, high-reward investment. The building is fully leased to a diverse mix of five long-term tenants, including ATB Financial, Falher Foods, Canada Post, a Barber, and BrokerLink. These well-established businesses contribute to the property's reliability and long-term income security. The leases are structured as triple net agreements, ensuring minimal operational expenses for the owner while providing a stable 9.61% capitalization rate. This asset offers investors a consistent and predictable revenue stream. The property has been well maintained and features a large paved parking area, enhancing accessibility for both tenants and customers. Its prime Main Street location ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a turnkey, income-generating commercial property with secure long-term revenue, minimal management responsibilities, and







strong financial performance. This asset provides immediate and sustainable returns, whether as a portfolio addition or a stand-alone investment. Book your showing today!

#### Built in 1964

#### **Essential Information**

MLS® # A2191212 Price \$1,700,000

Bathrooms 0.00 Acres 2.54 Year Built 1964

Type Commercial

Sub-Type Retail Status Active

## **Community Information**

Address 2-24 Main Street Se

Subdivision NONE City Falher

County Smoky River No. 130, M.D. of

Province Alberta
Postal Code T0H 1M0

#### **Amenities**

Parking Spaces 100

#### Interior

Heating Forced Air, Natural Gas

Cooling Central Air

## **Exterior**

Lot Description Back Lane, Irregular Lot

Roof Flat, Tar/Gravel
Construction Concrete, Other
Foundation Poured Concrete

### **Additional Information**

Date Listed January 30th, 2025

Days on Market 278 Zoning C1

# **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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