

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

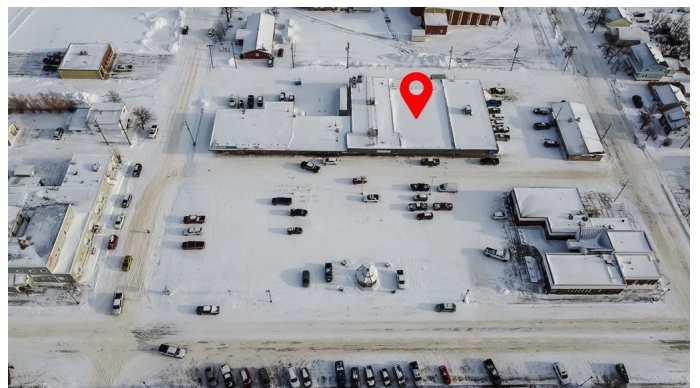
MLS® #A2191212

**\$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  $\hat{\pm}21,506$  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  $\hat{\pm}$  five long-term tenants, including ATB Financial, Falher Foods, Canada Post, a Barber, and BrokerLink. These well-established businesses contribute to the property's  $\hat{\pm}$  reliability and long-term income security. The leases are structured as  $\hat{\pm}$  triple net agreements, ensuring minimal operational expenses for the owner while providing a  $\hat{\pm}$  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  $\hat{\pm}$  paved parking area, enhancing accessibility for both tenants and customers. Its  $\hat{\pm}$  prime Main Street location  $\hat{\pm}$  ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a  $\hat{\pm}$  turnkey, income-generating commercial property  $\hat{\pm}$  with  $\hat{\pm}$  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	194
Zoning	C1

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.