

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

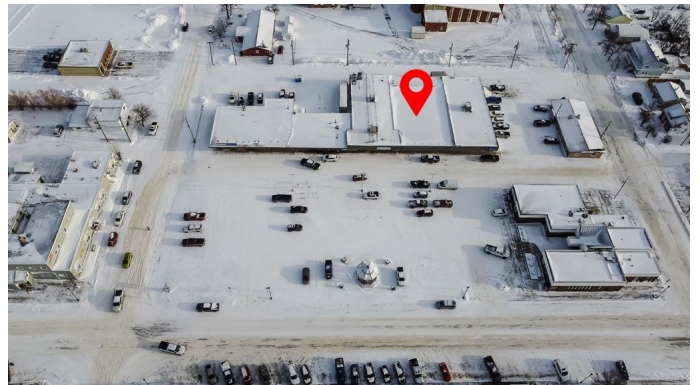
MLS® #A2191212

\$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 $\hat{\text{€}}^{\text{TM}}$ s reliability and long-term income security. The leases are structured as $\hat{\text{€}}$ triple net agreements, ensuring minimal operational expenses for the owner while providing a $\hat{\text{€}}$ 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 $\hat{\text{€}}$ paved parking area, enhancing accessibility for both tenants and customers. Its $\hat{\text{€}}$ prime Main Street location $\hat{\text{€}}$ ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a $\hat{\text{€}}$ turnkey, income-generating commercial property $\hat{\text{€}}$ with $\hat{\text{€}}$ 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
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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
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