

# \$1,815,000 - 2-24 Main Street Se, Falher

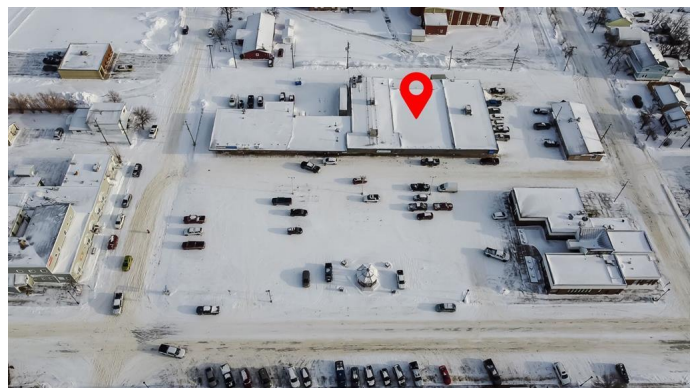
MLS® #A2191212

**\$1,815,000**

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  $\hat{\pm}5$  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  $\hat{\pm}$  triple net agreements, ensuring minimal operational expenses for the owner while providing a  $\hat{\pm}$  stable 9% 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	\$1,815,000
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	83
Zoning	C1

### **Listing Details**

Listing Office          Sutton Group Grande Prairie Professionals

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