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942 MAIN STREET SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Falher, Alberta

Listing ID:
28224

MLS ID:
A2143488

\$780,000



 **WALKER COTE**
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 Sutton Group Grande Prairie Professionals
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 942 Main Street SE, Falher , Alberta T0H 1M0

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| Transaction Type For Sale | Days On Market 628 | Zoning C2 |
| Subdivision NONE | Year Built 1999 | Structure Type Mixed Use |
| Property Type Commercial | Property Sub Type Industrial | Legal Plan 7820710 |
| Building Area (Sq. Ft.) 10740.00 | Building Area (Sq. M.) 997.77 | Lot Size (Sq. Ft.) 228690 |
| Lot Size (Acres) 5.25 | Roof Metal | Electric 220 Volts,Three Phase |
| Heating Forced Air,Natural Gas,Radiant | Lot Features Corner Lot,Level,Low Maintenance Landscape | Commercial Amenities Lunchroom,Mezzanine,Parking- Extra,See Remarks,Storage,Storefront |
| Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Paved Road,Public,Visual Exposure | Inclusions n/a | Restrictions None Known |
| Reports Aerial Photos | | |

HIGH TRAFFIC LOCATION, COMMERCIAL PROPERTY FOR SALE IN FALHER!! Over 10,000 sqft of space in this building! On the showroom side, there are 3 offices, a lunchroom, 2 bathrooms & 2 mezzanines for additional storage space. The showroom offers tons of display space & a 10x10 bay door allowing you to bring equipment in & show it off with ease! This building features a wall-to-wall pegboard making it easy for you to display anything, anywhere!! Head over to the other side of the building, where the heated 4 bay shop is! Featuring two drive-through bays both with 12x14 overhead doors & two, 10x10 bay doors. The shop has 3 phase power, 220 plugs & make-up air unit with a heat exchanger. The building sits on 5.25 acres of land, with a large fenced compound to display products & equipment! On the west side of the building, there is 20ft wide concrete pad the entire length of the building. The majority of the property has a significant amount of gravel. Geocloth has been used underneath the gravel on the east & west side of the building. This property is in an amazing location right off highway 49 & on the main street in Falher. According to 2020 traffic counts over 2.1 million vehicles pass by this corner every year making it the perfect location to set up your business where customers will notice immediately. Let this location do the advertising for you! Book your showing today!!

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