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## 4 1 AVENUE NW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Falher, Alberta



**Listing ID:**  
28805

**MLS ID:**  
A2173351

**\$288,000**



 **WALKER COTE**  
 (780) 837-1730

 Sutton Group Grande Prairie Professionals  
 780-532-7701

 4 1 Avenue NW, Falher , Alberta T0H 1M0

**Transaction Type**

For Sale

**Days On Market**

256

**Zoning**

M1

**Subdivision**

NONE

**Year Built**

1984

**Structure Type**

Industrial

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

8921440

**Building Area (Sq. Ft.)**

2400.00

**Building Area (Sq. M.)**

222.97

**Lot Size (Sq. Ft.)**

7050

**Lot Size (Acres)**

0.16

**Inclusions**

Air Compressor

**Restrictions**

None Known

**Reports**

Aerial Photos

This spacious 40x60 shop in Falher is perfect for business owners seeking a versatile and well-equipped space. Featuring two overhead doors—a 14x14 and a 12' wide by 14' tall—the shop offers seamless access for larger vehicles and equipment. Inside, you'll find a convenient two-piece bathroom and an array of valuable features, including an air compressor, 220v wiring, and radiant heat, fully equipped for various business operations. The shop was re-insulated five years ago, providing excellent energy efficiency and comfort throughout the year. The property is on a large lot, boasting plenty of outdoor space for parking, storage, or future expansion. Ideal for entrepreneurs looking for a flexible and well-maintained workspace in a prime location.

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