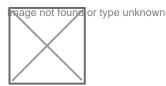


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **41 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
- **2** 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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