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2-24 MAIN STREET SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Falher, Alberta



Listing ID:
31390


MLS ID:
A2191212

\$1,700,000



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

 Sutton Group Grande Prairie Professionals
 780-532-7701

 2-24 Main Street SE, Falher , Alberta T0H 1M0

Transaction Type For Sale	Title Fee Simple	Days On Market 170
Zoning C1	Subdivision NONE	Building Type Commercial Mix,Free-Standing,Major Shopping,Mixed Use,Office Building,Retail,Street Level Storefront,Strip Mall,Walk-up
Year Built 1964	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 6165ET	Building Area (Sq. Ft.) 21506.00
Building Area (Sq. M.) 1997.96	Lot Size (Sq. Ft.) 110642	Lot Size (Acres) 2.54
Construction Type Concrete,Other	Roof Flat,Tar/Gravel	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Back Lane,Irregular Lot
Access to Property Accessible to Major Traffic Route,Major Shopping Center,On Major Traffic Route,Paved Road,Public,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Aerial Photos		

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 ±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 five 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 triple net agreements, ensuring minimal operational expenses for the owner while providing a 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 paved parking area, enhancing accessibility for both tenants and customers. Its prime Main Street location ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a turnkey, income-generating commercial property with 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!

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