

# \$600,000 - 501 & 509 Main Street, Falher

MLS® #A1079650

**\$600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Falher, Alberta

**INVESTMENT OPPORTUNITY!! Package Sale!**

501 Building -6 Suites “Walk-Up Two Story Building in great condition, 5 of the 6 units are fully renovated. FOUR Suites that have - 1 bedroom/1 Bathroom. ONE Suite that has - 2 Bedroom/1 Bathroom. And ONE suite that has - 3 Bedroom/1 bathroom + a loft. The boiler system is all brand new.

509 Building- 6 Suites Walk up Two-Story Building, 3 units have 1 Bedroom/1 Bathroom, could easily add value by renovating the other 3 units.

Paved parking stalls plus lots of on-street parking. There is also a garage for maintenance tools. All units include a fridge & stove. Shared Laundry in Building 501.

Low maintenance yard.

Multi-family rental opportunity to take advantage of. Small enough property that you can maintain and monitor yourself.

Call today to take a look!!

Built in 1961

## Essential Information

MLS® #                   A1079650

Price                       \$600,000



|            |              |
|------------|--------------|
| Bathrooms  | 0.00         |
| Acres      | 0.00         |
| Year Built | 1961         |
| Type       | Commercial   |
| Sub-Type   | Multi Family |
| Status     | Active       |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 501 & 509 Main Street        |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | t0h 1m0                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2021 |
| Days on Market | 1484             |
| Zoning         | C1               |

### **Listing Details**

|                |   |
|----------------|---|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|---|

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