

# \$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	1623
Zoning	C1

### Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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